

Minutes of the Planning Board Meeting of July 26, 2022

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on July 26, 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 Bosdet opened the meeting and asked for a roll call of the Board members. Present virtually were Mr. Bosdet, Mr. Boardman, Ms. Miller, Ms. Felshin, and Ms. Orvedal. Mr. Giddings was absent. Town Planner Hughes was present virtually.

Recommendation to ZBA: Special Permit to develop a 6-unit PRD pursuant to ZBL Section 10 (PRD), Section 11.6 (Special Permit) and Section 11.8 (Site Plan Review)

The Chair opened the discussion and invited the Applicant to make a presentation. Mr. Chris Claussen with Quarry North LLC gave an overview of the project as part of a PowerPoint presentation. The Applicant's engineer, Matt Leidner with Civil Design Group continued the presentation and gave an overview of the existing site conditions and the history of the grading of the site, the proposed grading for the project, the proposed stormwater drainage system with the LID drainage measures and groundwater recharge. Mr. Claussen proceeded to give an overview of the dwelling unit plans and the Smart Growth Designs incorporated into the units, as well as the proposed landscaping.

Mr. Claussen informed the Board that he would be providing the Board with additional information to address questions raised in the Town Planner's report regarding the diversity of units, revisions to the plans to remove the proposed gas service, traffic counts and the volume of traffic going towards Concord on Route 117, exterior light fixtures, comments made by the Natural Resources Director and additional information regarding the stormwater drainage to address comments from the Engineering Division.

The Town Planner commented on the need for cut sheets for the exterior light fixtures and informed the Board that should they move forward with recommending approval, she could develop a condition that allowed some flexibility in the selection of exterior light fixtures prior to the issuance of Building Permits so long as the fixtures were dark sky compliant. Ms. Felshin stated she would also like to require low color temperature fixtures as well.

The Board requested clarification on the overall grading of the site required for the project, the EV charging stations in the garages, and the potential for shared driveways instead of individual driveways.

Mr. Claussen and Mr. Leidner provided additional information and clarification on the various grading of cut and fill across the site and the reasons why the existing grading and the proposed grading inhibited the ability for shared driveways.

Mr. Claussen stated he would have to get clarification from the architect regarding the EV charging stations, but that if an owner wanted more than one charging station, he was sure that it could be accommodated.

Ms. Miller asked the Applicant to provide information on the difference between the previous standard subdivision and the proposed PRD and why there were no affordable units.

Mr. Claussen noted that the previous subdivision was for six single family dwellings with no duplex and that the PRD has more area put into permanent conservation with a narrower roadway width that meanders instead of a straight road as required under the Subdivision Rules & Regulations. He discussed the portion of the current development in Sudbury and the various affordable units required which made it financially unfeasible to have one of the six PRD units also affordable.

Ms. Miller questioned where the Applicant got the data for the fiscal impact study. He replied it was from another PRD application that was recently done in Concord and that he would provide that information to the Board.

Ms. Miller wondered how the solar installation on the roof would be feasible on the four different models given the type of roof lines and whether additional ground-mounted solar would be feasible. Mr. Claussen thought it would be feasible to do ground mounted since the area has no trees.

Ms. Miller asked if public trails would be provided. Mr. Claussen was not proposing any additional trails. Ms. Hughes noted that the existing steep topography would make it challenging.

Ms. Orvedal asked if the wetlands delineation had been approved by the Natural Resources Commission. Mr. Claussen stated he filed the Notice of Intent last Friday and was on the NRC agenda for August 17th. The Applicant's attorney William Henchy gave further clarification on the wetland 25-foot buffer setback. Ms. Hughes added that the 25-foot buffer was to be part of the conservation restriction area and it was just difficult to see at the current scale on the overall site plan.

Ms. Orvedal wondered why the Applicant was not proposing two duplexes and two single family dwellings instead of one duplex and four single family dwellings. Mr. Claussen commented on the financial feasibility of doing only six units, which is all they are able to do under the agreement with Sudbury.

The Board discussed the need for 3-car garages on the four single family dwellings. Mr. Claussen pointed out the remoteness of the location and the need to store yard equipment and other items in the third garage bay.

Mr. Boardman requested that the Applicant provide further information on how he derived the proposed 3 children per dwelling and how CMLP power was to be brought to the site.

Mr. Bosdet requesting clarification on the structure of the homeowner's association.

With no further comments from the Board, the Chair asked for public comment.

Scott Richardson, 260 Elsinore Street questioned the size of the dwellings. Mr. Claussen provided additional information. Mr. Richardson asked whether earth was required to be removed or brought into the site. Mr. Claussen stated no; the grading was balanced on-site.

Mr. Richardson asked if the adjacent development, which was very dense, offered a transportation service. Mr. Claussen replied there was a transportation demand management plan for the Sudbury portion of the project, and he would look into whether these six units could be part of that service.

With no further public comment, the Chair continue the discussion on the application to August 23, 2022 at 7:00 p.m.

Planning Board 2022-2023 Goals & Projects Discussion

The Board reviewed the draft Planning Board 2022-2023 Goals and Projects memo dated July 12, 2022. The Board requested the Town Planner incorporate additional information regarding current transportation efforts under the CrossTown Connect item. The Board determined that it would add an item regarding the FAR and having a fundamental discussion about the FAR Bylaw to determine whether modifying the FAR is an appropriate tool to address mansionization and whether there are other options. The Board authorized the Chair to review the final memo from the Town Planner.

Potential 2023 ATM Zoning Bylaw Amendments

The Chair postponed the discussion on the draft Zoning Bylaw amendment for Section 4.2.3 Combined Business/Residence to the August 9th meeting.

Planning Board Draft Meeting Minutes

The Town Planner informed the Board that the minutes of June 14, 2022, were not completed. Ms. Miller moved that the Board accept the meeting minutes of April 5th as written. Ms. Felshin seconded the motion. The roll call vote was Mr. Boardman, yes; Ms. Miller, yes; Ms. Felshin, yes; Ms. Orvedal, yes, and Mr. Bosdet, yes.

Planning Board Liaison/Town Planner Updates

Mr. Miller informed the Board that the affordable housing groups have been discussing the Junction Village Christopher Heights project having a shortfall of funding and possibly not moving forward, which will likely cause the Town's Subsidized Housing Inventory to go below 10%. She thought the Planning Board should be aware that it will probably see some Comprehensive Permit applications.

Mr. Boardman noted that the CPC would be having their second information session on August 16th.

General Public Comment

The Chair asked for public comment.

Carol Savoy, 61 Belknap Street asked whether the Board would discuss Town-wide design guidelines as part of the rezoning. Mr. Bosdet agreed that having Town-wide design guidelines was a topic that the Town should address at a broader level than just the Board.

Stephan Bader, 7 River Street, informed the Board that the Massachusetts House passed an energy bill that included a provision to take 10 communities to pilot a fossil-fuel free mandate, but that those 10 communities had to either meet the MBTA Communities Requirement or be above 10% on the SHI. He thought it would be a shame if Concord could not be one of those 10 communities if it does not meet the MBTA Communities requirement, if the Town falls below the 10% without Junction Village.

With no further business, the Chair adjourned the meeting at 9:45 p.m.

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

- 2022 ATM Draft Zoning Bylaw Section 4.2.3
- Craft 2022-2023 PB Goals & Projects Memo
- Draft Minutes April 5th

Approved by the Board: 8/9/22