

A special meeting of the City Planning Board was held on July 12, 2007 in the Second Floor Conference Room at City Hall at 4:00 PM.

Present at the meeting were Members Drypolcher (who as Chair presided), Foss, McGonagle, McClure (who arrived at 5:30 PM), Merrill, Meyer, and Gross. Messrs. Woodward and Henninger, and Ms. Hebert and Ms. Osgood of the City Planning Division were also present.

At 4:05 PM a quorum was present and the Chair called the meeting to order.

The Clerk explained the purpose of this meeting was consideration of draft sections of the Master Plan in preparation for distribution to the public for comment at a public hearing to be held in the Fall.

He reported he had prepared and distributed to the Board the Table of Contents, Introduction, A Vision for Concord, Land Use, Housing, and Conservation and Open Space sections of the Master Plan.

Introduction

Mr. Gross noted that the first four pages seemed to be readable and descriptive and then the tone became more demanding. He asked if there was a reason for the change in tone of the chapter.

Members recommended that Sections E (Intergovernmental Coordination) and F (Master Plan Amendment) be taken out of order and put after Section G (Information Presented for Standardized Geographic Areas of the City) to shift gears at an appropriate place.

Mr. McGonagle also suggested those sections could be placed first.

Ms. Foss asked if those two sections could be made more descriptive.

Mr. Woodward felt he could move Section E to become part of Section A (Purpose and Intent) and have Section F become Section D.

Mr. McGonagle suggested softening the language in Section F.

Ms. Meyer suggested including in the Chronology section the river charrette since that seems to have motivated many of the subsequent initiatives.

Mr. Gross suggested that the map at the end of the Introduction chapter be updated. He noticed that Regional Drive is not on the map as extended.

A Vision for Concord

Mr. Gross asked about the phrase "flex-tech business park" at the top of page II-3 and whether that would seem "insider". Mr. Woodward responded that this was a phrase used by the economic development consultants and he suggested that the phrase could be removed.

On page II-4, Ms. Foss suggested that the word "extensive" should be added to the fourth statement under the first bullet so that it would read "an extensive rural landscape..." She also felt "workable forest lands" needed to be invoked more seriously. Adding active agricultural and working forests.

(Mr. Gross left at 4:30 PM.)

Ms. Foss suggested that in the second bullet the word "impinge" should be changed and suggested "adversely affect" as a substitute.

On page II-5 in the second bullet, Ms. Foss suggested that the reference to "supporting mix of small scale ...uses" should be made more obvious.

In the third bullet on that page, Ms. Foss felt the last sentence should include reference to sidewalks and walkability. In the same bullet "trails, paths, and bicycle lanes" should be replaced with "sidewalks, trails and bicycles lanes".

The last bullet of that page, Ms. Foss felt "active agricultural lands" should be added to the title and the word "outlying" eliminated.

Mr. McGonagle suggested rural landscapes, active agricultural land, managed forest lands, and natural resources are protected and maintained within the City. The Planning Board agreed.

Ms. Foss felt it was very important to have a specific bullet that addressed natural resources. She was concerned about the aquifer, sand and gravel storage, lead deposits. They all need to be addressed at least here if not in a separate natural resources chapter.

Ms. Foss felt the thing that is missing in the document overall is natural hazards and how they are managed. Mr. Woodward responded that is something that not a lot of work has been done on.

Mr. McGonagle noted that he did not see in the Table of Contents chapters on schools, fire department or infrastructure. Mr. Woodward acknowledged that there are two chapters that have not been finalized.

Mr. McGonagle suggested that facilities and infrastructure (including internet) should be at the least included in the Table of Contents.

There should be a Goals statement that the City will work with its partners to assure that the energy needs and communication are taken into account as far as the anticipated impact of land use and population growth.

There was a discussion about what policy does the City want regarding renewable energy.

As a result Mr. Woodward will add a bullet that talks about facilities and utilities.

Land Use

Ms. Foss suggested adding into this chapter a section relating to natural resources rather than adding a full new chapter.

(Ms. McClure arrived at 5:30 PM.)

Ms. McClure felt that on page III-5 regarding mandatory cluster, there should be a clear statement regarding density reduction outside the Urban Growth Boundary. Mr. Woodward suggested making that a separate category for the concept.

Need for balanced density within the Urban Growth Boundary versus outside the UGB. That needs to be linked but the concept should not be linked to TDR until that is further studied and implemented if the City chooses. The objective should be clearly articulated in the Master Plan and achieving it addressed through other means.

(Ms. Meyer left at 5:45 PM.)

Ms. McClure explained that she felt that one of the justifications for the UGB, besides controlling sprawl, is economic. If there are fewer people out there, there would be less demand for municipal services and utilities. It would concentrate the demand for municipal services.

Mr. Woodward will amend B-1 and page III-3 to include reference to the density/economic development comment.

On page III-18 (f) general language should be added including TDR as an example of one way to implement. "To develop and implement some means, such as TDR".

The agreed upon adjournment time having arrived, the meeting adjourned at 6:00 PM.

A TRUE RECORD ATTEST:

Douglas G. Woodward
Clerk

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