

A recessed meeting of the City Planning Board was held on August 29, 2007 in the Second Floor Conference Room in City Hall at 7:00 PM.

Present at the meeting were Members Drypolcher (who as Chair presided), Dolcino, Foss, Gross (who arrived at 7:30 PM), McClure, and Merrill. Mr. Woodward and Ms. Osgood of the City Planning Division were also present.

At 7:20 PM a quorum was present and the Chair called the meeting to order.

### Minutes

Mr. Merrill moved approval of the minutes of the meeting of June 20, 2007 as submitted. Ms. Dolcino seconded. Motion carried.

2. Notice of an application to the Hopkinton Planning Board for approval of a wireless telecommunications facility by **Verizon Wireless** proposed to be located on the Concord/Hopkinton townline **southerly of Hopkinton Road** adjacent to Dimond Hill Farm.

Ms. McClure and Ms. Foss reported that they had been to the site on Saturday to view the balloon test and reported they had not been able to see the balloon.

Mr. Woodward reported that there had been some question about the town line. Hopkinton and Concord have always agreed on the town line but the site plan presented showed a portion of the lot in question in Concord.

Board members agreed that there needs to be clarification about whether the property and part of the cell tower site are within the Concord city limits. In which case they would also need approval from the Concord Planning Board. There is also a need for clarification that they do protect the trees that provide visual shielding.

Mr. Merrill moved and Ms. Foss seconded that the above comments be forwarded to Hopkinton Planning Board. Motion carried. *(Copy letter.)*

## MASTER PLAN

### Housing

Ms. Dolcino took offense with the phrase "fertile female" and suggested that it be replaced with a more appropriate term. Board members agreed.

(Mr. Gross arrived at 7:30 PM.)

Mr. Gross discussed on page 21 the third bullet the reference made to the trickle down theory presented in the Bonz report. He suggested that reference be deleted since it was so unreasonable and unrealistic. He felt landlords would not be likely to lower rents

when given the opportunity to continue to rent at a higher rent. If it is going to be in the Master Plan, he would like to see more documentation to support the statement.

There are all kinds of reasons for the City to support and provide opportunities for housing in the higher end units but this is not one.

Mr. Woodward will contact Bonz and ask for supporting data.

There was a lengthy discussion relative to high end versus workforce housing.

Ms. Dolcino found it confusing that there was a lot of mention of affordable housing in the early part of this chapter before actually coming to a section specifically relating to affordable housing.

Ms. Foss moved to delete the bullet. Ms. McClure felt that the Planning Board should ask for documentation but it should not be in this section.

Mr. Gross seconded. Motion carried, 4-2, with Ms. McClure and Mr. Drypolcher voting against.

On page 20 Ms. McClure suggested changing type size on each of the four recommendations so that they stand out. Work with this somehow.

On page 19, reverse the order of the introductory since to make it more clear.

There was another discussion of work force housing as an element of tax base economics.

Mr. Gross suggested describing what the City Council did in establishing the housing commission rather than supporting the unsubstantiated need for it (powers, duties, assignment)

Mr. Gross felt our surrounding communities have essentially locked out affordable/workforce housing by adopting growth management policies and other exclusionary policies.

At the top of page 25 "regional assessment of affordable housing needs' Mr. Gross suggested adding a paragraph observing that most of the surrounding towns have in place growth management ordinances which if allowed to continue will continue to force Concord to perpetuate the inequity. The present situation that these communities are not contributing to their fair share as Concord does.

On page 2 #4 emphasize the inequity and also put in a map such as the one that CATCH has showing a circle around Concord and what the other communities are doing.

Ms. Foss asked if we should be promoting the relocation of mobile home parks outside the flood plain. Members agreed that was a very good idea.

## Conservation and Open Space

The Board then moved to consideration of the Conservation and Open Space chapter.

Ms. Foss indicated that this section has a very heavy emphasis on public open space. She felt there needs to be either a separate natural resources chapter or a broader emphasis on natural resources (agricultural soils, aquifer, flood storage lands, sand and gravel deposits, important wildlife habitat) She felt the City needs to have policies for protecting these resources. Land protection is part of the picture but there is also a regulation and policy part of the picture and it does not seem as though there is enough emphasis on natural resources in this chapter.

She would also like to see some recognition of the State wildlife action plan and what it has to say about Concord. Also, the Natural Services Network that came out of CTAP process and is now state-wide and available through GRANIT. That includes flood storage lands and aquifer and agricultural soils.

Mr. Woodward offered to include a summary of the inventories available. Ms. Foss would like to see the policies precede all of the specifics about lands because it looks like it is all about public open space. Talk about tools first and then regulatory policy and then open space. Need a section that describes the natural resources of the city.

Mr. Gross agreed that there is not much elaboration of that particular point in this section. There are a variety of things in place right now which are intended to foster wise development of open space.

Mr. Woodward suggested creating a new Section C discussing natural resources.

Ms. Foss suggested starting Section D with a description of each of the geographic areas and how these areas were identified would be worthwhile.

Ms. Foss mentioned that there should be a link from the future open space plan map to the text.

Ms. McClure also mentioned that there should be some description of the trails system.

Map of regulatory areas should include flood storage lands, aquifers, agricultural lands, important wildlife habitat.

Ms. McClure felt that if the Conservation Commission is going to be publishing their own Open Space Plan then this chapter may not need quite as much detail.

Ms. Dolcino felt some of the descriptions could be placed in an appendix instead of in the body of the chapter. Policies should remain as a group as a section of this chapter

instead of individually with the descriptions. Do not delete anything, just move it to an appendix since this is important information to include.

On Page 19 Ms. McClure mentioned that most of the trails are on S. Paul's School property and not the Audubon Society ownership. It is leased to Audubon.

On Page 26 #E Ms. Foss suggested there should be something in the paragraph about gravel deposits and potable water and its use and development. A policy statement.

On page 27 #iii, Ms. McClure would like to see something about connecting open space. We are always criticized for allowing little bits of open space that does nothing for the public or the wildlife. Mr. Woodward responded that the regulations now call for open space to be connected. She asked that we maximize the potential for connection of open space.

Mr. Woodward noted that we have to protect the lands but don't need to provide access to the public.

On page 25 #C, Ms. Foss suggested having a separate item that would address landscape connectivity that would provide for the movement of wildlife.

Members also suggested removing reference to "corridors" for wildlife and provide a better term.

Ms. Foss suggested adding something about promoting the protection of natural vegetation when there is Greenfield development outside the UGB. Conserve the natural vegetation to the extent practical. Minimize the removal of natural vegetation.

There was a discussion regarding restricting terrain alterations. Preserve natural contour.

There was no further discussion of this chapter and the Board discussed future work sessions. The Clerk was directed to poll members regarding their availability in September and schedule more work sessions.

The meeting adjourned at 10:05 PM.

ATRA

Douglas G. Woodward  
Clerk

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