

PLANNING BOARD MINUTES

May 24, 2022

PRESENT: Robert Domnitz (Chair), Lynn DeLisi (Vice-Chair), Ephraim Flint, Margaret Olson, Gary Taylor

STAFF: Paula Vaughn-MacKenzie, Jennifer Curtin

7:00 PM **Determination of Minor Change, Sections 6.6 & 17.7: Julie Button, 20 Oak Meadow, Parcel 128-13-0.** Request for a Determination of Minor Change to an approved site plan for the renovation of the existing rear deck and addition of stairs at an existing single-family home in a cluster subdivision. Vote Expected.

Larry Cohen, agent for the applicant, attended the meeting.

Ms. Curtin presented the project as submitted by the applicant. The project is subject to review because the project includes site work in a cluster subdivision. The project will renovate an aging existing deck with new decking and railings. The existing frame will be altered to allow for new stairs to provide egress and access to the rear yard. The new deck frame will extend 2' further toward the front property line. No new interior square footage or lighting will be added.

The project was reviewed and approved by the architectural review board of the Oak Meadow Homeowners association per an email from Jesus del Alamo of the HOA dated May 10, 2022.

LD moved to find the project a minor change. MO seconded. Roll Call: LD aye, BD aye, MO aye, GT aye, EF aye

MO moved to approve the minor change. EF seconded. Roll call: LD aye, MO aye, GT aye, EF aye, BD aye.

Submission:

1. Application Cover Form dated May 18, 2022.
2. Architectural Plans Titled "Existing Framing" and "Suggested Structure" by Archadeck of Suburban Boston
3. Existing conditions photographs

Business

- Discuss Site Plan Review and Minor Modification procedure

MO said that we should always start with the reading of the report to ensure that information is consistently presented and identifies issues for Board consideration.

BD said that applicants may want to make a presentation themselves on complex projects.

PVM said that applicants are mostly relieved that they do not have to give a presentation and their role in the meeting is to add and answer questions if necessary. This approach has been more efficient, since applicants are more prepared for the process and the report being read into the record is important to touch on all project elements.

MO said that having neutral presentation of the project by the town staff gives confidence that the town has done their due diligence. She added that it is helpful to present the report to explain what the rules are and what jurisdiction the Board has over different issues that neighbors may raise.

BD said it is important to continue to represent the project elements objectively. There was consensus that the reports should continue to be presented by the staff. All also agreed that in cases where applications are repetitive (as is often the case with cell tower applications) in which case the presentations other than the initial one may be abbreviated.

- Update on Concord Thoreau Business District Rezoning

BD said that the arguments before and against the rezoning project may be similar to what we could see in Lincoln. The measure failed by 45-55 vote. Arguments for the proposal included promoting transit-oriented development, housing for local and regional needs, downsizing for an aging population, and economic equity. Arguments against included that there was little economic analysis presented, the potential change in character of the area, and probable traffic increases. The proposal was more dense than what currently exists, even though the existing zoning allows for larger projects. He added that people were also concerned with MAPC's involvement, since some believe them to be an organization advocating for a certain agenda.

MO said that there are people in Lincoln who do not think MAPC should be imposing their views on small towns.

PVM said that the Concord Finance Board was also not aligned with the project and stood up stating that there was no economic analysis done to support it. It seemed like not all the boards and committees were onboard with the project. They were not opposed to it in theory but required more analysis to be done before being considered again.

BD said that people who spoke against the proposal said that the public's opinions from prior hearings were not incorporated into the proposal.

PVM agreed that people felt that they were not heard, and that the proposal was MAPC driven. There was also support for changes, but it is important to show change in a more beneficial way.

GT said that he spoke with a Concord resident who said that she is in favor of housing, but the proposal was missing important elements and data.

PVM said that the people asked for infrastructure, cell service, traffic studies, financial analysis, economic development analysis and feasibility studies.

BD said that a specific proposal would be easier to present than a template where people may assume worst case scenario.

- Discussion of potential research projects regarding the Town's housing inventory

BD presented his research on affordability of housing stock by income. He added that Lincoln appears to be doing well serving the diverse needs of the local economy.

MO said we also need to evaluate affordability of housing stock with at least 2 bedrooms by income since much of what is available at a lower end of the price range is not adequate for families.

The Board discussed other data to consider in future research.

BD said he will take the conversation tonight and research more to create an updated analysis.

- Work Plan discussion continued

MO presented her proposed changes to Section 14.3.2 of the Zoning Bylaw governing accessory apartments such as allowing accessory apartments by right when in the main dwelling, increasing the allowable size, and including design requirements in the bylaw.

The Board discussed additional potential changes and MO said she will update the edits to reflect the conversation for further discussion at a future meeting.

- May 10, 2022 minutes

MO moved to approve the minutes as amended. EF seconded. Roll Call: LD aye, BD aye, MO aye, GT aye, EF aye.

GT moved to adjourn. MO seconded. Roll Call: LD aye, BD aye, MO aye, GT aye, EF aye.

Approved on June 14, 2022.