

## **Minutes of the Planning Board Meeting of July 12, 2016**

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on July 12, 2016 in the First Floor Meeting Room, 141 Keyes Road, Concord, MA.

Present:

Brooke Whiting Cash  
John Canally  
Gary Kleiman  
Rob Easton  
Matt Johnson

Absent: John Cratsley

Elizabeth Hughes, Town Planner  
Nancy Hausherr, Administrative Assistant

The meeting commenced at 7:02 p.m. and was audio-recorded. Chair Whiting Cash announced to the audience that anyone recording the meeting should inform her.

### **Black Birch Phase 2 Discussion**

The Board heard a presentation from the developer of the Black Birch Planned Residential Development (PRD) located off Forest Ridge Road about a potential second development of sixteen age-restricted units, as shown on “Locus Plan Lot4A and Parcel A – Black Birch Alternative Planned Residential Development” dated 6/24/16. Present were Kevin Hurley, Jack McBride, Elise Stone, and Paul Mahoney of the development team. Mr. Hurley explained that under Section 10.3.4 of the Zoning Bylaw, Alternative PRD applicants are encouraged to meet the Planning Board to discuss their proposed project.

Mr. Hurley explained that Town Meeting approved the first phase of the Black Birch Alternative Planned Residential Development in 2015 and a Special Permit was subsequently granted by the Zoning Board of Appeals. He said that at present seventeen of the 25 units in Phase I are under construction or completed.

Mr. Hurley explained that Black Birch Phase II is proposed to be located on land across from Black Birch Phase I on Lot 4A which contains 5.8 acres off Forest Ridge Road. The Phase II site plan proposes to retain the village-style character and open spaces like the original Black Birch design. He explained that either two of the proposed units will be affordable units or, alternatively, a contribution of \$1,000,000 will be made to the Town to allow for increased affordable housing opportunities off-site and that Abode Builders proposes to convey Parcel A containing 3.3 additional acres of Open Space to the Town for conservation purposes.

Mr. Hurley explained that Site Plan Approval granted to the Thoreau Club would need to be amended regarding the reserved parking. He distributed a preliminary drawing to show what will be proposed regarding the Site Plan amendment.

Mr. McBride explained the proposed access points to the Town's existing trail network and the proposed location of sidewalks around Black Birch I and II developments.

The Board had questions about the timing for Town Meeting approval, the potential contribution to fund off-site affordable housing opportunities and the Town's first right of refusal regarding a portion of the land.

After discussion, the Board was generally in support of the developer proceeding with the potential development plans for Phase II of the Black Birch Alternative Planned Residential Development.

### **Review Town Solar Project (W.R. Grace Property) Tree Trimming Plan**

Mike Lotti, of Innovative Engineering Solutions, Inc. (IESI), and Andrew Bernstein, of Kearsarge Energy LLC, appeared before the Board to discuss the proposed tapered tree trimming necessary around the outside of the solar field on Town-owned land at 214Y Main Street, Parcel 2322. Condition #4 of the Board's Site Plan Decision requires that prior to the commencement of any site work the Applicant shall submit to the Planning Board for review and approval a Tapered Tree Trimming Plan for the eastern slope.

Mr. Lotti presented "Tree Clearing Plan Sheet C-301" dated 6/4/16 and "Tree Clearing Sections Sheet" dated 6/4/16 prepared by Tighe & Bond, which show how the extent of tree trimming is determined and the level of tree trimming required around the site. He pointed out on the plan areas that would not be disturbed according to the trimming plan. He explained that a certified arborist would be on site during the trimming process. He showed color photos of tree coverage taken in the springtime at various locations on the site and he pointed out those locations on Permit Set Plan Sheet C-005A.

Ms. Whiting Cash asked for comments from the public.

Gary Newman, 115 North Branch Road, showed pictures on his cellphone and opined that the panels will be visible after installation from North Branch Road. He asked that additional evergreens should be installed for screening. Ms. Whiting Cash explained that screening was discussed prior to granting the Site Plan Decision and so that is not part of tonight's discussion.

Jerry Hughes, 23 North Branch Road, asked for more details on the varieties of trees called for on the landscape plan. Town Planner Hughes read from Condition #11 in the Decision and explained that the prior to the issuance of Building Permit, the Applicant shall submit to the Planning Board for review and approval a landscape plan show additional evergreen landscaping in the existing cleared area on the eastern side.

After discussion, Mr. Kleiman moved that the Board approve the "Tree Clearing Plan Sheet C-301" dated 6/4/16 and "Tree Clearing Sections Sheet" dated 6/4/16 prepared by Tighe & Bond as presented. Mr. Johnson seconded. All **VOTED** in favor.

### **Finalize Goals & Objectives for 2016 - 2017**

After the Board's review of the goals memorandum dated 7/12/16, Mr. Johnson moved that the Board accept the goals and objectives as written in the aforementioned memorandum to the Select Board. Mr. Kleiman seconded. All **VOTED** in favor.

### **Committee Liaison Reports & Staff Updates**

Mr. Kleiman gave an overview of the Comprehensive Long Range Plan Committee process as outlined in the 6/21/16 memorandum and explained how he thought the Planning Board should schedule time on one agenda each month to discuss the CLRPC process and the APA topics and principles that the Committee is working on that month. The Board agreed with this approach.

Ms. Whiting Cash reported that a variety of opinions are being voiced by the Tree Preservation Subcommittee regarding the next direction to take.

Mr. Bates' term ended on the Board recently. The Board acknowledged receipt of green cards submitted to the Select Board by two residents interested in filling the vacancy. Mr. Sayegh, of Assabet Avenue, introduced himself and described his professional and academic background.

### **Minutes**

The minutes of the June 21, 2016 meeting were reviewed and amended. Mr. Canally moved that the Board approve the minutes as amended. Mr. Easton seconded. All **VOTED** in favor.

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

- Town Planner's agenda memorandum dated 7/12/16
- Goals memorandum dated 7/12/16
- Memorandum dated 6/21/16 from Rasmussen & Hughes to CLRPC

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Gary Kleiman, Clerk

Minutes approved on: 8/9/16

