

Minutes of the Planning Board Meeting of September 13, 2016

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on September 13, 2016 in the First Floor Meeting Room, 141 Keyes Road, Concord, MA.

Present:

Brooke Whiting Cash
John Cratsley
Rob Easton
Gary Kleiman
Matt Johnson
Allen Sayegh

Absent:

John Canally

Elizabeth Hughes, Town Planner
Nancy Hausherr, Administrative Assistant

The meeting commenced at 7:01 p.m. and was audio-recorded. Chair Whiting Cash announced to the audience that anyone recording the meeting should inform her.

Recommendation to the Board of Appeals Special Permit, 40 Squaw Sachem Trail

Linda Okurowksi appeared before the Board to discuss the application under Sections 7.2 and 11.6 of the Zoning Bylaw for work within the Floodplain Conservancy District, 100 year floodplain, and 100-foot wetland buffer at 40 Squaw Sachem Trail, Parcel 1738. She presented a Site Plan dated & revised 8/18/16.

The Applicant is seeking a Special Permit to allow the filling 2,171 cubic feet of area located in the 100-year floodplain in order to create a safe and useable upper terraced yard area behind the existing dwelling. The Applicant proposes 3,762 s.f. of compensatory flood storage through the use of terraced retaining walls and additional grading. The Natural Resources Commission issued an Order of Conditions on 9/7/16.

The Board considered the Planner's Report for SP# 16-06 dated 9/8/16.

Chair Whiting Cash asked for comments from the audience and there were none.

After the Board's discussion, Mr. Kleiman moved that the Board recommend that the Zoning Board of Appeals grant a Special Permit to Linda and Lee Okurowski, under Sections 7.2 and 11.6 of the Zoning Bylaw for work within the Floodplain Conservancy District, 100 year floodplain, and 100-foot wetland buffer at 40 Squaw Sachem Trail, Parcel 1738, subject to the conditions listed in the aforementioned Planner's Report. Mr. Easton seconded. All **VOTED** in favor.

Recommendation to the Board of Appeals
Special Permit & Site Plan Approval
300 – 310 Baker Avenue

Robert Weidknecht of Beals & Thomas Inc., Daniel Holmes of Lerner & Holmes PC, and Matt Lavell of Normandy Real Estate Partners, appeared before the Board on behalf of Normandy Baker LLC to discuss the application for a Special Permit and Site Plan Approval, under Sections 7.2, 7.5, 7.7.2.4, 11.6, and 11.8 of the Zoning Bylaw, for the expansion of parking spaces and work within the Floodplain Conservancy District at 300-310 Baker Avenue (Parcel #3794-1).

The Board considered the revised Planner's Report dated 9/9/16.

Mr. Weidknecht began by explaining the permitting history of the Concord Meadows Corporate Center site. He pointed out parking space locations on an aerial view exhibit and site plan.

Mr. Holmes explained the rationale for the Applicants request to expand parking for the property in five locations for a net increase of 130 parking spaces, for a total of 1,359 spaces. He explained that a parking analysis for all the current uses on the site was provided and was confirmed by the Building Commissioner. Mr. Holmes stated that sufficient parking is needed for the viable leasing of the building. Mr. Lavell explained the issues that Normandy has encountered when attempting to lease space in the building.

Mr. Weidknecht explained that the five areas are located behind the existing building in currently landscaped grass areas and in the location of the existing maintenance building, which is proposed for demolition. The proposed project represents a total increase of 29,940 s.f. of impervious surface and requires the removal of approximately 2,000 cubic yards of earth material from the site. The expanded parking areas are located outside of any wetland jurisdiction, but will be entirely within the 100-year floodplain and the applicant proposes alteration of an existing stormwater drainage area adjacent to an isolated wetland.

Mr. Weidknecht explained the proposed stormwater design. He referred to the response letter sent to the Town Engineer from Beals & Thomas dated 9/13/16, which was submitted in response to the comments the Applicant received from him on 9/9/16. Mr. Weidknecht explained that revised hydrological calculations have been provided in a stormwater report addendum attached to that letter. He explained that the calculations were provided to demonstrate that the project will achieve an overall reduction in stormwater runoff rates and volumes post-development.

The Board discussed with the Applicant the existing shared parking arrangement between 300 – 310 Baker Avenue and the existing hotel parcel. The arrangement is part of an existing Special Permit granted previously by the Board of Appeals. Mr. Holmes explained that the Applicant will continue to use parking areas on the hotel parcel (that are not needed to meet the needs of the hotel) and that no changes to the existing arrangements are being proposed as part of this application.

Mr. Johnson asked about the need for additional parking spaces to serve the cafeteria and wondered if the required amount is excessive for a cafeteria in an office building. Mr. Lavell explained that the cafeteria is popular with tenants of the 300-310 Baker Ave. building and other adjacent office buildings since none of the other office buildings have a cafeteria, and the general public.

Ms. Whiting Cash asked about the proposed pedestrian areas and loading operations for the parking lot. She asked if the Applicant intends to stripe the paved area to indicate to pedestrians the location of the loading area. She also asked that the Applicant install clear directional signage for the entrances. The Board decided to add those conditions to their recommendation to the Board of Appeals.

Ms. Whiting Cash asked about proposed snow storage areas. Mr. Lavell replied that snow storage from large storm events is proposed for the volleyball and basketball court areas. Mr. Kleiman asked if the Natural Resources Commission was aware of those snow storage areas. Mr. Weidknecht replied that the snow storage areas are shown on the plans. Town Planner Hughes offered to check with Natural Resources Division staff to see if that is an acceptable location.

Mr. Cratsley asked if there are any anticipated environmental issues for the demolition of the existing maintenance building. Mr. Lavell replied that none are anticipated since the building was mostly used for storage.

Chair Whiting Cash asked for comments from the audience and there were none.

The Board asked the Town Planner to prepare a Draft Decision for their consideration at the 9/27 meeting.

Recommendation to the Board of Appeals
Amendment to Special Permit
105 Thoreau Street

Attorneys Thomas Wray Falwell and Richard Lane, of Comins & Newbury LLP, and Iverson Guo, owner of Karma restaurants, appeared before the Board to discuss the application of Thomas Wray Falwell, on behalf of Period RT LCC, for an Amendment to an existing Special Permit, under Sections 7.7.2.1, 7.7.2.2, 7.7.2.12 and 11.6 of the Zoning Bylaw, to expand parking relief for an additional 19 spaces to accommodate a proposed new restaurant containing a total of 99 interior seats at 105 Thoreau Street (Parcel #0749).

The Board considered the Planner's Report for SP#16-05 dated 9/9/16 and the GIS Aerial Map Attachment 1.

Town Planner Hughes discussed the option of relief from parking for 19 spaces or for an additional 26 spaces based on the site's existing parking layout with tandem parking for a total of 90 parking spaces provided.

The Applicant is proposing 8 tandem parking spaces for tenants in the shopping center in what was previously the large loading area for the former market. After discussion, the Board's consensus was that they support the use of that area for parking, but only for employee parking so that a full-time attendant is not required and customers do not park in the tandem spaces and potentially get blocked in.

The Board amended the Planner's Report to add conditions based on their discussions. These conditions include that, if at any time the Building Commissioner determines that additional parking is need to accommodate uses on the site, the Applicant shall restripe the back parking lot to utilized up to 30% small car spaces and increase the number of total parking spaces available; and that the Applicant shall provide a surveyed dimensional plan of the final parking layout; and that, prior to the issuance of any Building Permit, the Applicant shall install appropriate signage identifying the tandem parking and indicating that it is for employees only.

Town Planner Hughes asked the Board to designate a member to review the recommendation letter that she will prepare. Mr. Kleiman offered to review it.

Chair Whiting Cash asked for comments from the audience.

Anita Barker, 100 Newbury Court, opined that the idea of van pool as a means to shuttle workers to the restaurant is an excellent idea and is one that she would like to see other area restaurants use.

After the Board's discussion, Mr. Johnson moved that the Board recommend that the Zoning Board of Appeals grant to Period RT LCC, an Amendment to an existing Special Permit, under Sections 7.7.2.1, 7.7.2.2, 7.7.2.12 and 11.6 of the Zoning Bylaw, to expand parking relief for an additional 26 spaces and to allow tandem parking to accommodate a proposed new restaurant containing a total of 99 interior seats at 105 Thoreau Street (Parcel #0749) subject to the conditions contained in the aforementioned Planner's Report as amended by discussion this evening. Mr. Easton seconded. All **VOTED** in favor.

Meeting Minutes

The minutes of the August 23, 2016 meeting were reviewed and amended. Mr. Kleiman moved that the Board approve the minutes as amended. Mr. Johnson seconded. All **VOTED** in favor.

Committee Liaison Reports & Staff Updates

Mr. Cratsley reported on the Community Preservation Committee. Mr. Kleiman reported on the Comprehensive Long Range Plan Committee. Mr. Johnson reported on the West Concord Advisory Committee.

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

- Planner's Report for SP# 16-06 dated 9/8/16 for 40 Squaw Sachem Trail.

- Planner's Report for SP # 16-03 dated 9/9/16 for 300-310 Baker Avenue.
- Response letter to the Town Engineer from Beals & Thomas dated 9/13/16 re: 300-310 Baker Avenue.
- Planner's Report for SP#16-05 dated 9/9/16 and the GIS Aerial Map Attachment 1 for 105 Thoreau Street.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Gary Kleiman, Clerk

Minutes approved on: 10/4/16