

## **Minutes of the CLRPC Meeting of September 30, 2016**

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on September 30, 2016 in the First Floor Meeting Room, 141 Keyes Road, Concord, MA.

Members Present:

Gary Kleiman, Co-Chair

Barron Lambert

John Boynton

Nick Pappas

Peter Hunter

James Bryant

Wade Rubenstein

Peggy Briggs

Barbara Morse

Marcia Rasmussen, DPLM Director

Elizabeth Hughes, Town Planner

Sean O'Brien, Budget Analyst

The meeting was called to order by Mr. Kleiman at 8:00 a.m.

### **2016 Town Citizen Survey – Potential for CLRP Questions**

Mr. O'Brien gave an overview of the previous Citizen Survey and the opportunity for four to six specific questions from the Committee to assist with the development of the Plan.

The Committee discussed how to best use this opportunity to help begin developing a sense of the community's priorities and concerns. The Committee talked about the types of questions to focus on and determined it would be useful to have one open ended where individuals can list their top concerns.

Mr. Kleiman asked that everyone come up with three potential questions and email them to the Town Planner for compilation and discussion at the October 14<sup>th</sup> meeting.

### **RFP Update & Discussion on Alternatives to move forward**

Ms. Hughes gave an overview of the consultant comments on the reasons why they did not respond to the RFP and the potential three options for moving forward. The Committee discussed the options and the pros and cons of each.

The Committee reviewed the RFP and determined that it could be more refined and specific to help consultants focus their proposals. It was determined that the RFP Review Subcommittee would work with staff to streamline the RFP so it can be reissued.

## **Public Outreach/Communication Strategy Discussion**

The Committee discussed how to best move forward with continued public outreach and communication while working on the hiring of a consultant.

Ms. Rasmussen felt it was timely to have articles in the paper, analyze the citizen survey responses, continue to collect needed data to update the Plan, bring forward information from the groups and identify where there are gaps.

The Committee decided they would complete the SWOT analysis on the six principles to help facilitate the work for the consultant on public outreach and getting feedback on establishing priorities, issues and concerns. Mr. Kleiman outlined the strategy for moving forward: 1) quarterly articles in the Concord Journal prepared by a Committee member; 2) Develop a two page description of process for the Committee to use when reaching out to the people about the Plan; 3) citizen survey responses; 4) go to various boards/committees with data gathering requests; 5) go to the various boards and committees with the SWOT analysis outcome, and; 6) schedule of public workshops/forums.

## **Analysis of Livable Built Environment (Strengths, Weaknesses, Opportunities & Threats)**

The SWOT analysis for each of the Best Practices (BP) was as follows:

### **BP 1.1 Plan for multi-modal transportation**

#### *Strength*

- Commuter Rail – 2 stops
- Bus stops @ Crosby’s market and Papa Razzi
- Bruce Freeman Rail Trail
- Route 2
- Council on Aging vans

#### *Weakness*

- Limited multi-modal corridors
- Res. A & ZZ zoning (hard to connect neighborhoods)
- Historic layout of the town (spoke & wheel)
- Sidewalks are lacking and need maintenance
- Dedicated bike lanes are lacking
- Weak intra-town system

#### *Opportunity*

- CrossTown Connect
- Uber/Lyft
- In-town car-pooling program (Concord Connect/CUber)
- Shared parking
- Existing network of pedestrian/bike connections in parks and greenspace
- Shared bike service

#### *Threat*

- Psychology
- Preservation of historic character (don’t change anything)
- NIMBYs
- Investment risk

GPS apps moving vehicles off main roads  
Economic development

BP 1.2 Plan for transit oriented development

*Strength*

Three villages  
Commuter Rail – 2 stops

*Weakness*

Parking (quantity, location, management)  
Low-density zoning  
Driving mind-set

*Opportunity*

2<sup>nd</sup> floor residential in villages  
Multi-use development  
Planned Residential Developments (ask to consider/required TOD)  
Increase zoning densities  
New village center

*Threat*

NIMBYs

BP 1.3 Coordinate regional trans. investments w/ job clusters

*Strength*

Wheelhouse example (Resident business owners)  
Concord Academy

*Weakness*

Lack of affordable housing near transit  
First mile/last mile connections  
Virginia Rd. industrial district disconnected  
Little potential economic development (no concentration)

*Opportunity*

Baker Ave/Assabet River pedestrian/bike bridge  
Economic development (if wanted by the community)  
Focus on Virginia Rd for improved connection  
Junction Village (create housing and transportation opportunity)

*Threat*

Virginia Rd

BP 1.4 Provide complete streets serving multiple functions

*Strength*

Pedestrian friendly village centers

*Weakness*

Colonial era design (not bike friendly, not connected)  
Low-density zoning

Not a Town-wide department policy focus

*Opportunity*

Pedestrian and bike linkage with existing trail network  
Grant funding potential

*Threat*

PRDs with no sidewalk connections  
Limited signage (balancing historic character and adequate signage)  
Inertia (no strong push for complete streets)

BP 1.5 Plan for mixed land-use patterns that are walkable and bikeable

*Strength*

Combined use zoning by-right  
Planning Board willing to consider change  
Creative land owner/developers  
Amount of commercial land owned by Concord residents

*Weakness*

Limited opportunity for new development

*Opportunity*

Expand combined business/residence zoning  
2229 Main Street  
Northeast Correctional Center (prison farm)

*Threat*

Limited motivation from change by residents

The Committee was not able to complete the analysis of all 11 Best Practices and will continue discussion at the October 14<sup>th</sup> meeting.

**Meeting Minutes September 9, 2016**

The minutes of September 9<sup>th</sup> were not available.

The meeting adjourned at 9:30 a.m.

Respectfully submitted,

John Boynton, Clerk