

Minutes of the CLRPC Meeting of November 18, 2016

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on November 18, 2016 in the First Floor Meeting Room, 141 Keyes Road, Concord, MA.

Members Present:

Elise Woodward, Co-Chair
Gary Kleiman, Co-Chair
Barron Lambert
John Boynton
James Bryant
Wade Rubenstein
Peggy Briggs
Barbara Morse
Wally Johnson
Judy Zaunbrecher
Peter Hunter
Nick Pappas
Jane Hotchkiss
Sharyn Lenhart

Elizabeth Hughes, Town Planner
Sean O'Brien, Budget Analyst

The meeting was called to order by Ms. Woodward at 8:00 a.m.

Draft Communications Plan

The Committee reviewed and discussed the draft communications strategy put together by Ms. Briggs and Mr. Boynton. The Committee agreed that additional opportunities to get the word out and get citizen involvement included the COA newsletter, Action Unlimited, and possibly a banner across a street. The Committee agreed that Mr. Boynton and Ms. Briggs would be responsible for drafting and disseminating communications on behalf of the Committee.

Meeting Minutes October 28th

Mr. Boynton moved to approve the minutes of October 28th as written. Mr. Hunter seconded with all voting in favor.

Correspondence

Ms. Woodward reviewed two pieces of correspondence that the Committee has received. Mr. Boynton noted that he has met with a few people informally regarding the progress of the Committee.

The Committee discussed how to manage and track incoming correspondence and several options were considered. Currently, the focus of communication will be outbound and getting the

word out to citizens about what the Committee is doing. After the consultant is on board, the Committee can discuss how best to gather information from citizens. It was decided that the Co-Chairs will further discuss the issue with correspondence and come back to the Committee with a recommendation.

Analysis of Harmony with Nature & Resilient Economy (Strengths, Weaknesses, Opportunities & Threats)

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

BP 2.7 Provide for renewable energy use

Strength

- Town solar fields
- Solarize Concord campaign

Weakness

- Timeline too slow

Opportunity

- Net metering
- Clean energy thru Grid power purchase
- Energy Futures Task Force recommendations
- Individual solutions

Threat

- Increase cost

BP 2.8 Provide for solid waste reduction

Strength

- Voluntary recycling
- Successful cardboard & yard waste recycling
- Swap-off/Drop-off day
- Hazardous waste day

Weakness

- Recycling not enforced
- No enforcement mechanism
- No single food waste composting place for property owners
- Redundancy of private waste haulers

Opportunity

- Single stream recycling
- Learn from best practices

Threat

- Cost to improve recycling
- Potential loss of landfill

BP 2.9 Encourage water conservation and plan for a lasting water supply

Strength

- Town notification system
- Funding plan for Nagog & Ball's Hill Rd
- Groundwater Conservancy District
- Semi-permeable landscape
- Requirements in existing regulations

Weakness

- Lack of State code on gray water use
- Strength of enforcement
- Unregulated private water wells
- State & federal requirements

Opportunity

- Gray water delivery
- Integrated water management plan (state & federal)
- Greater regulations on materials & runoff for developments
- Education on water saving measures

Threat

- Landscape irrigation
- On-going drought
- Water supply security
- Special interest lobbying
- Significant amount of money some property owners spend on landscaping

BP 2.10 Protect and manage streams, watersheds, and floodplains

Strength

- Open space/green corridors
- Mature wetlands bylaw
- MAGIC/MAPC
- Wild & Scenic designations
- Warner's Pond dredging
- Agricultural fertilization management
- Large protected floodplain

Weakness

- Lack of Vulnerability Assessment
- Lack of regional understanding for water management

Opportunity

- Use empirical flood data
- Prospective regulations/bylaws
- Acquire watershed land
- Public education

Threat

- Lack of climate change data in regulations
- Invasive species

Heavy storms/droughts
Residential fertilizers
Development pressure
Drugs/chemicals in wastewater
Dog waste

Analysis of Resilient Economy (Strengths, Weaknesses, Opportunities & Threats)

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

BP 3.1 Provide the physical capacity for economic growth

Strength

Clear zoning

Weakness

Limited developable land
Developing historic fabric
Lack of space for infrastructure development
High cost of property
Ambivalence on economic development
Parking

Opportunity

Town-wide survey responses
In fill opportunity – identify/inventory under developed properties
Streamline development permitting
Public transit
Virginia Rd & Baker Ave industrial areas
Hi Tech incentives
Mixed use

Threat

Wetlands constrain growth
Loss of industrial zoned properties (Forest Ridge Rd)
Mixed use/parking

BP 3.2 Plan for a balanced land-use mix for fiscal sustainability

Strength

W. Concord Master Plan
Good relations with non-profits

Weakness

Volume of tax-exempt land

Opportunity

Medical uses in Baker Ave area
PILOT (Payment In-Lieu Of Taxes)
Keep retail in Concord

Threat

- Mixed use development
- Super fund sites
- Floodplain constraints
- Revenue heavily weighted to residential property tax

BP 3.3 Plan for transportation access to employment centers

Strength

- Route 2
- MBTA
- Emerson bus
- Bus to Boston

Weakness

- Elm Brook neighborhood too far from transit
- Too dependent on cars
- No public transportation to trains
- No bike lane from BFRT to Concord Center

Opportunity

- CrossTown Connect
- MAGIC/MAPC
- Assabet River pedestrian/bicycle bridge
- Baker Ave/Rt. 2 bike/ped overpass

Threat

BP 3.4 Promote green businesses and jobs

Strength

- Affordable housing for farmers
- Town owned farms
- Reputation for being progressive community
- Environmental science jobs
- Knox Trail acquisition
- Landfill located enterprises

Weakness

- High rents

Opportunity

- Incentives for green jobs

Threat

BP 3.5 Encourage community-based economic development and revitalization

Strength

- West Concord Zoning

Formula Business bylaw
Locally owned businesses
Rebirth of agricultural sector
Farm to Table restaurants

Weakness

People who live in town may not work in town

Opportunity

People who work in town can live in town
Develop an economic plan

Threat

High rents

BP 3.6 Provide and maintain infrastructure capacity in line with growth or decline demands

Strength

Infrastructure well-sized
Good working relationship with state agencies
Town broadband

Weakness

Sewer capacity
Virginia Rd not connected
State controlled highways
Cell service limitations

Opportunity

Threat

Well water & septic conversion
Parking

BP 3.7 Plan for post-disaster economic recovery

Strength

Mutual Aid
CMLP undergrounding utilities
Existing Emergency Response plans (Town, Schools, Hospital, Hanscom)

Weakness

No Economic Recovery Plan

Opportunity

Threat

Public Comment

Lori Gill Pazaris, a member of the Climate Action Network, commented that she had some thoughts about the SWOT analysis and would put them in an email to the Committee. She also

reminded members about BioCan's upcoming event on December 2nd about building resilience to climate change and the new YIMBY (Yes In My BackYard) program.

The meeting adjourned at 10:00 a.m.

Respectfully submitted,

John Boynton, Clerk