

DRAFT

Attendees:

Alan Cathcart
Toby Kramer
Paul Mahoney
Elena Proakis-Ellis
Marcia Rasmussen
Richard Reine
Fred Watriss
Chris Whelan

DEP Technical Assistance Grant (Update):

This \$10,000 grant was received by the DEP to study the W.R. Grace property. Brent Reagor from the Board of Health and Dan Sack from CMLP have been involved in determining the condition of this property. A public meeting will occur on June 17. A consultant has been hired to assist with this process.

Alan Cathcart explained that 79.5 acres of this property is located in Concord. Geo-Insight is the name of the consultant that will be providing information about the condition of this property.

Director Reine stated that the landfill that was in this area has been capped and closed.

Marcia Rasmussen mentioned that this area came to the attention of Planning and Land Management as a result of the 350 units being proposed at 48 Powdermill Road. The consultant working on this project was considering various wastewater issues and is also a consultant for W.R. Grace, suggested that we look at this. This area is residentially zoned.

Director Reine suggested that this property might possibly be considered for some future wastewater treatment needs, or some other purpose.

Management of Recent Connections and Applications for Increases in Wastewater Flow (Update):

Serafina's has now submitted an application for about 900 gallons per day, for a café to be located adjacent to their current restaurant. Originally they had submitted an application to add significantly more seats to their existing restaurant, the flow of more than 4,000 gallons per day was denied.

335 Walden Street (an affordable housing project) for 15 bedrooms was recently approved by the Public Works Commission. This connection was approved with the caveat that if additional flow were required it would be accomplished through an offset of a town building coming off the sewer in the future.

405 Old Bedford Road for 440 gallons per day (4 one-bedroom units), that was originally in the comprehensive wastewater management plan.

There is a seven bedroom house on Prairie Street that may be subdivided – raising the building and creating one additional bedroom. They would be looking for two connections, so would need to go before the Public Works Commission to request a waiver.

Baker Ave. has come in for some discussions for the 120,000 square foot building that they are looking into constructing.

506 Old Bedford Road (Wayside Florist Property) – An on-site solution seems to be in the works for wastewater.

A document was distributed for review by the group...Alan will also forward this document electronically to the group for any revisions/additions.

Paul Mahoney suggested that this document be placed on the website.

Planning Subgroup – Future Wastewater Flow

Marcia explained that build out was discussed regarding 42 parcels in the West Concord area. MCI Concord, Beharrel Street, Commonwealth Ave., the West Concord Fire Station and Westgate Park were focused on.

Marcia went on to explain that they looked at the existing conditions as shown on Table I, the build out under current zoning was in Table II. There is a total new non-residential floor area of 1,200,000 square feet. Table III focused on Bradford Street properties if they were high-density multi-family residential (40B's), and MCI property if that was to be converted into high-density multi-family residential units.

Mixed Uses was looked at, 75% non-residential with a 25% residential, height of three stories maximum lot coverage of 75%. The total new non-residential would be 950-960,000 square feet plus an additional 133 residential units. Table IV assumes a mixed use build-out.

If the group thinks these figures are what the town can live with, then sewer numbers can be determined. It's important to look at water-usage figures. There can be restaurants in addition to office space, which will require more water.

The 42 parcels that are listed, if you take out Baker Ave., and Westgate Park, are currently being analyzed by the Water/Sewer summer intern, for water usage. There is a lot of potential for non-residential units all under existing zoning.

Another option might be staying with the existing zoning but going one step further with the residential being a higher percentage.

It would be good to get all the scenarios set first then the wastewater figures can be determined. It is important for Planning to decide what the range is.

Scenarios I and II are as shown by Julia. Scenario III is Scenario II with 50/50 at select sites. Scenario IV is with the fourth floor.

In addition to determining the different scenarios and wastewater impact, an analysis of traffic impact would also be helpful.

Tuesday, July 1st at 7:30 A.M. was a suggested future meeting date.

Elena suggested that if Julia can put together the two new scenarios, and two additional tables for each location, Lori should be able to do the first cut of the wastewater analysis.

Some discussions should begin with the State, since we are at capacity, letting them know how we are handling this situation. The amount of acreage required for a wastewater plant of a certain size could be determined by Weston and Sampson for the next meeting.

It would be nice if a number per square foot could be determined, (assessed value, incremental tax revenue) and if a number could be assigned per dwelling unit for children, so the impact on the schools can be understandable. The impact of the 350 rental units on Powdermill Road could be determined.

Economic development is another aspect to consider. Meeting with Emerson and other entities is important. It would be good if someone from the economic counsel could participate in these meetings – or at least a business voice at this meeting all the time.

Some brainstorming of entities to include in this analysis could be included for the agenda on the July meeting. An introduction about this process can be presented, and then folks can provide their input.

