

Thank you Mayor Maher. Charles Teague, 23 Edmunds Street. I am asking you to move the Teague Petition to a second reading as it fixes bugs in the zoning ordinance.

2 PROBLEMS WITH

It's really about the Planning Board's granting Special Permits. First, the board says if a checklist is met they are obligated to grant a Special Permit. ~~To quote Vice President Biden from his last debate, what a lot of malarkey. Case law is clear, they can deny.~~ We deserve better than a checklist.

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IS ON FOLLOWING A MASTER PLAN

Second, city staff including the law dept says we have a Master Plan right now. And that Master Plan includes the Concord Alewife Plan. Now the council approved the Alewife rezoning based on the plan. That rezoning cites the plan 18 times. The rezoning says that Special Permits & variances are supposed to follow the plan, especially. Following the plan is what my amendment requires ... it just includes all pieces of the city certified Master Plan.

Now the Concord Alewife Plan says, and I quote:

the special-permit process would serve as the primary tool for carrying out the infrastructure recommendations ... special permit conditions could be imposed that require preservation of ROW, transfer of ROW to the City, or contribution to and/or construction of a section of the infrastructure element.

When ISSUING SPECIAL PERMIT

So we have a plan that, by law, the Planning Board is supposed to follow. So how are we doing ... as everybody I know says Alewife is a mess.

there is already today 25% more development than was planned to be built by 2024, 10 years from now. ^{PROBOS} None of the streets, paths, parks, and stormwater storage planned for 2024 has been built. It is crystal clear that the Planning Board has failed miserably.

There was a lot of praise for PB in the roundtable and I do respect their long hours and hard work but Bill Belichick would cut them from the team. Hard work and good intentions are not enough. Belichick demands excellence and we deserve excellence. It's time for the council to control the board the only way the council can, by fixing the zoning ordinance.