

Town Of Concord – Select Board
Public Meeting on Punkatasset Parking Issues
December 4, 2017 – 7:00 P.M.
Town House Hearing Room
Agenda

1. Welcome – Board Chair
2. Neighborhood Discussion of Issues and Proposed Solution
3. Town Staff and Committee Comments and Perspectives
4. Select Board Questions/Comments
5. Public Comment
6. Discussion of Next Steps
7. Adjournment

Nora K. Mutphy, 873 Monument Street, Concord
Ricihard Churchill, 903 Monument Street, Concord
Co-Chairs
Punkatasset Parking Study Group

Background Materials in Preparation for Meeting on Monday, December 4, 2017

December 1, 2017

Dear Members of the Select Board, Town of Concord:

We appreciate the opportunity to work with you to further develop a parking plan for the Monument Street access to Punkatasset Conservation Land, to the satisfaction of the various parties involved.

Included in this packet are comments reflecting the consensus opinion of the Punkatasset Parking Study Group, and several visuals focusing on our proposal to improve on-street parking. We have worked diligently of these issues, bringing open minds to our work. We are taking seriously the various concerns expressed about safety, and believe that our proposal answers these concerns.

We are proud to represent all the people in the study group, who have invested so much time and attention. We will do our best for them.

To the Select Board, we look forward to meeting together on Monday.

Sincerely,

Nora K. Murphy and Richard Churchill

October 23, 2017

Dear Select Board Members

I would like to follow up on remarks I made at the 10/16 meeting at which the NRC's Punkatasset parking plan was discussed. The comments that I will make in this letter represent the consensus view of the entirety of the Punkatasset Study Group (PSG), whose names are included at the end of this letter.

I first want to thank the Board for affording me as well as my neighbors the opportunity to speak freely and at length at your meeting. When I had initially inquired whether public comment would be allowed, I was informed that it would be at the discretion of the Chair. That you allowed such an open-ended discussion is a credit to the Board and I take it to mean that you take our concerns seriously.

The main points that I had attempted to stress in my remarks were that: 1.) the neighborhood is in complete and unanimous opposition to the NRC off street parking plan; 2.) the PSG has formulated a comprehensive plan addressing both parking and safety issues that we believe to be superior to the NRC plan; and 3.) that plan deserves a full hearing.

Consistent with my remarks at the meeting, we are formally requesting a hearing before the Board to discuss our plan. Because of the comprehensive nature of our plan, it is important that all town boards, departments, and commissions that could offer relevant input be represented. At a minimum that should include the NRC (commission members as well as Delia), Police, Fire, and DPW. Also, because issues have been raised about the permitted use of the Punkatasset land for parking given conservation restrictions (in separate communications/comments by both Tim White and Lansing Old), we believe that it is also necessary for a knowledgeable town official (Town Counsel or other) to be present to address these concerns. Finally, because an element of our comprehensive plan calls for the designation of this stretch of Monument St. as a Safety Zone as allowed by state law and as discussed in a separate communication to you by Nora Murphy, we feel that a representative of the town should be prepared to discuss this aspect of our plan. The word we cannot emphasize enough is "comprehensive". The problems that exist at Punkatasset are complex and cannot be fully addressed by merely adding off street parking. That is why it is so critical for the Select Board to reach out to town resources beyond just the NRC to enable the Board to fashion a satisfactory solution.

We fully appreciate the difficult decision the Board faces in making its decision; does it dismiss a plan thoughtfully formulated by the NRC to address real issues that have not been adequately addressed over decades or does it needlessly anger Monument St. neighbors who fundamentally believe that: 1.) the NRC plan does not faithfully adhere to the requirements of conservation restrictions on the property; 2.) the plan does not comprehensively address a full range of safety issues that go well beyond those identified by the NRC; 3.) the plan has been put forth without any demand studies that support the need for 12 parking spaces; 4.) this plan imposes almost incomprehensible costs on immediate abutters without looking for other solutions that would mitigate this damage and 5.) the PSG has provided a credible alternative proposal that has so far been ignored by the town.

It is with an understanding of that difficult decision facing the Select Board that I reiterate a possible middle ground solution that I referenced in my 10/16/17 letter to the Board. We recommend that the Board consider adopting our plan as a first step in addressing the parking and safety issues at Punkatasset with the proviso that the town agree to actively monitor "conditions on the ground" on an ongoing basis to determine whether the town's issues have been sufficiently addressed by our plan. Only if our plan proves insufficient would the town consider Plan B options that would be by their nature more intrusive to the abutters. This approach has many advantages relative to the NRC plan; it is likely to be less costly to the town, it would be responsive to valid neighborhood concerns, it would not foreclose any NRC options, and it would avoid the possibility of legal action against the town that abutters and/or neighbors may feel obligated to pursue.

The PSG looks forward to having a constructive discussion with you and other town representatives at your earliest convenience.

Respectfully,

Richard Churchill

903 Monument St.

richchurchill@gmail.com

As spokesman for the following members of the Punkatasset Study Group

Holly and Peter Gifford

Ellen Emerson and Bruce Kohler

Jen and Will Petersen

Donna and John Robbins

Ellie Bemis and Lansing Old

Maria Churchill

Leigh and Joe Rosato

Nora Murphy and Ward Cheney

Abby and Tim White

STREET PARKING PROPOSAL FOR PUNKATASSET WOODS

September 2017

Introduction

The Punkatasset Study Group, a group of concerned residents in the Monument Street neighborhood, was formed in response to proposed changes in parking at Punkatasset Woods. Following numerous meetings and correspondences with Town officials, the group now unanimously supports the goals of:

1. Retaining the historical street parking on Monument Street for Punkatasset Woods.
2. Improving the parking on the street to accommodate 12 cars and make parking and walking to the Punkatasset entrance safer.
3. Reducing vehicle speed on that section of Monument Street adjacent to the parking area for further safety.

The following proposal for street parking includes the recommendations for improvements in the Town Engineering report, as well as other recommendations to widen and improve additional spaces that have been traditionally used for parking over the past several decades.

STREET PARKING PROPOSAL FOR PUNKATASSET WOODS

September 2017

This proposal for improving parking along Monument Street to provide 12 parking spaces (see Attachment 1) draws on the recommendations for improved parking made in the Department of Public Works Engineering Division report of August 8, 2017. In the report, recommendations included:

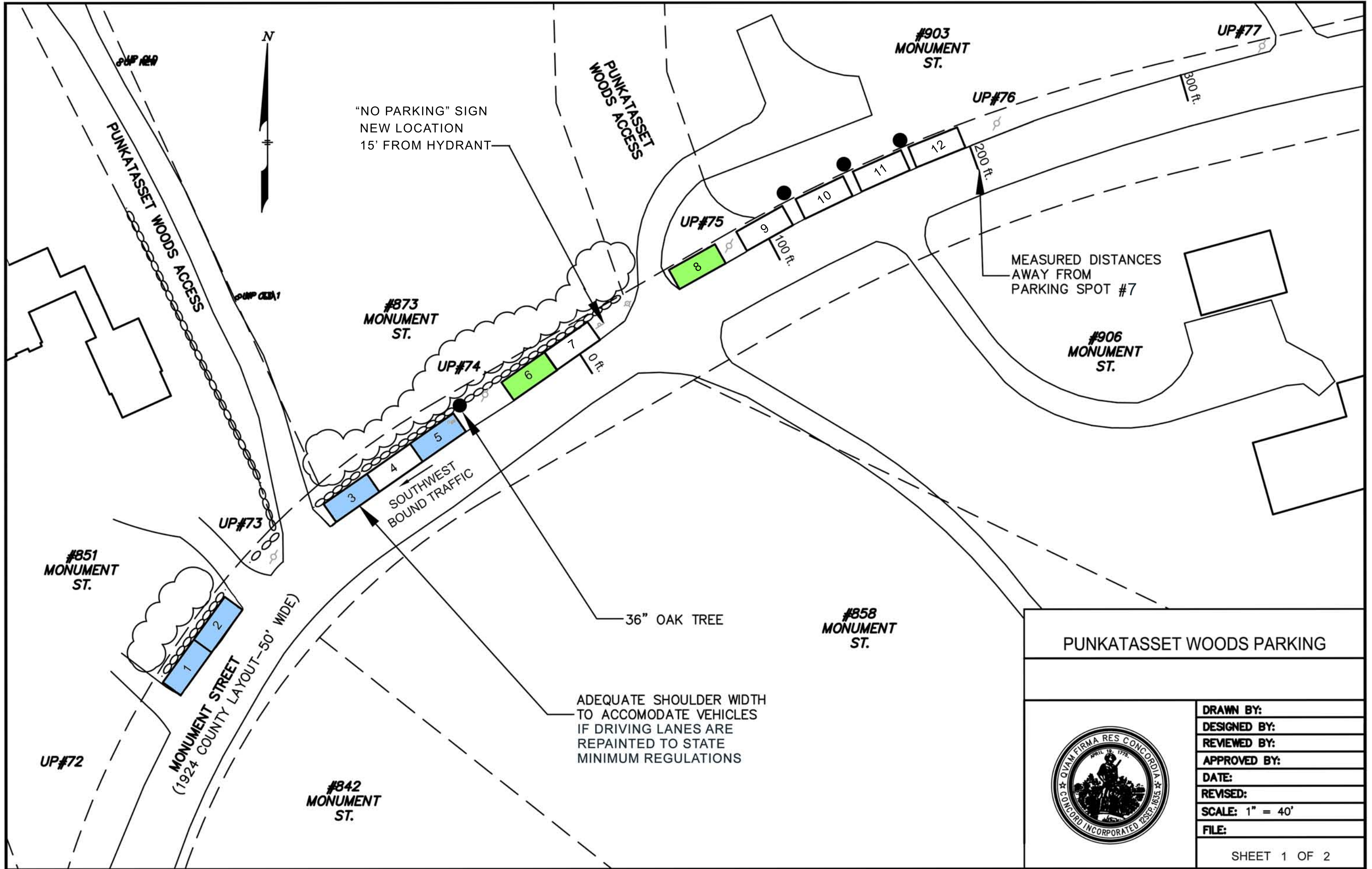
1. Widening the overall width of the shoulder along Monument Street. This would require
 - Moving the existing stone wall between the two Punkatasset access entrances out approximately 5' to the property line, widening the shoulder from 7' to 12'.
 - Removing the smaller trees and brush within the widened shoulder. (The large oak shade trees could be preserved).
 - Add fill to even out the grading of the new shoulder.
2. Protect existing utilities between the two access entrances. This will require
 - Reinforcing the gas gate housing sleeve. (It may be encased in cement which National Grid should verify).
 - Relocating and/or protecting the electrical cabinet by installing bollards.

In addition to the improvements to parking between the Punkatasset access entrances recommended by Dept. of Public Works, improvements to existing parking to the west and east should include:

1. Adding some fill in spaces 1 & 2 to bring them up to the level of the adjacent driveway.
2. Removing brush and stumps, and grading spaces 8, 9, 10, 11 & 12 and removing the wooden post between space 8 and the east Punkatasset access. One or two medium sized trees between the street and stone wall may have to be removed next to spaces 9, 10, and 11 to allow adequate room to park off the street.

The sign prohibiting parking close to the fire hydrant should be retained, but moved closer to the hydrant if regulations permit.

The recommendations of Dept. of Public Works and other recommendations made in this proposal will meet the Town's goals of providing safe and adequate parking for 12 cars. This proposal retains and improves on the historical use of the existing parking, with relatively minor construction costs, avoiding substantial disruption to the Punkatasset Woods property from other parking options.



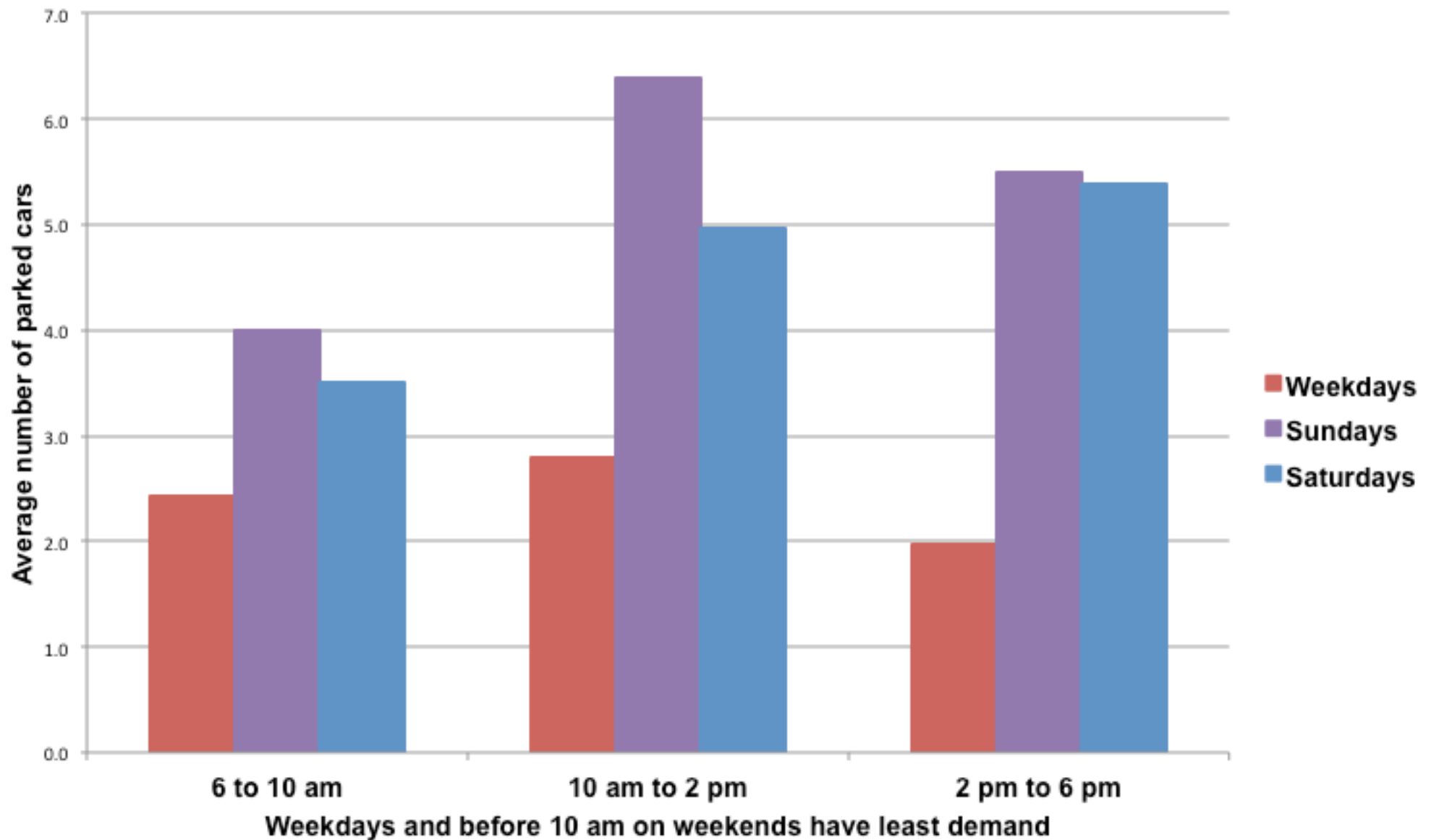
PUNKATASSET WOODS PARKING	
	DRAWN BY:
	DESIGNED BY:
	REVIEWED BY:
	APPROVED BY:
	DATE:
	REVISED:
SCALE: 1" = 40'	
FILE:	
SHEET 1 OF 2	

Punkatasset Parking Volume Study Over 42 Days (6 weeks, 9/30-11/10)

78% of 239 Observations - 4 or Fewer Cars

88% - 6 or Fewer Cars

Only 5% of Observations - More Than 8 Cars



Part I ADMINISTRATION OF THE
GOVERNMENT

Title PUBLIC WAYS AND WORKS
XIV

Chapter MOTOR VEHICLES AND AIRCRAFT
90

Section ESTABLISHMENT OF DESIGNATED
18B SAFETY ZONES FOR WAYS IN CITY
OR TOWN; VIOLATION

[Text of section added by 2016, 218, Sec. 194 effective November 7, 2016.]

Section 18B. (a) Notwithstanding section 18 or any other general or special law to the contrary, the city council, the transportation commissioner of the city of Boston, the board of selectmen, park commissioners, a traffic commission or traffic director of a city or town that accepts this section in the manner provided in section 4 of chapter 4 may, in the interests of public safety and without further authority, establish designated safety zones on, at or near any way in the city or town which is not a state highway, and with the approval of the department if the same is a state highway. Such safety zones shall be posted as having a speed limit of 20 miles per hour.

(b) The operation of a motor vehicle in such zone at a speed exceeding the speed limit established under this section shall be a violation of section

17.

PUNKATASSET WOODS PARKING VOLUME STUDY

2017



CONDUCTED BY THE
PUNKATASSET STUDY GROUP

PUNKATASSET WOODS PARKING VOLUME STUDY

2017

Introduction

The Punkatasset Study Group conducted a parking study for 6 weeks from September 30, 2017 to November 10, 2017 to document the number of cars parking along Monument Street at Punkatasset Woods. The purpose of the study was to examine the demand for parking at Punkatasset at various times throughout the day on both weekends and weekdays in the peak of the fall season. It is hoped that the study will be useful in decision-making regarding Punkatasset parking.

Study Method

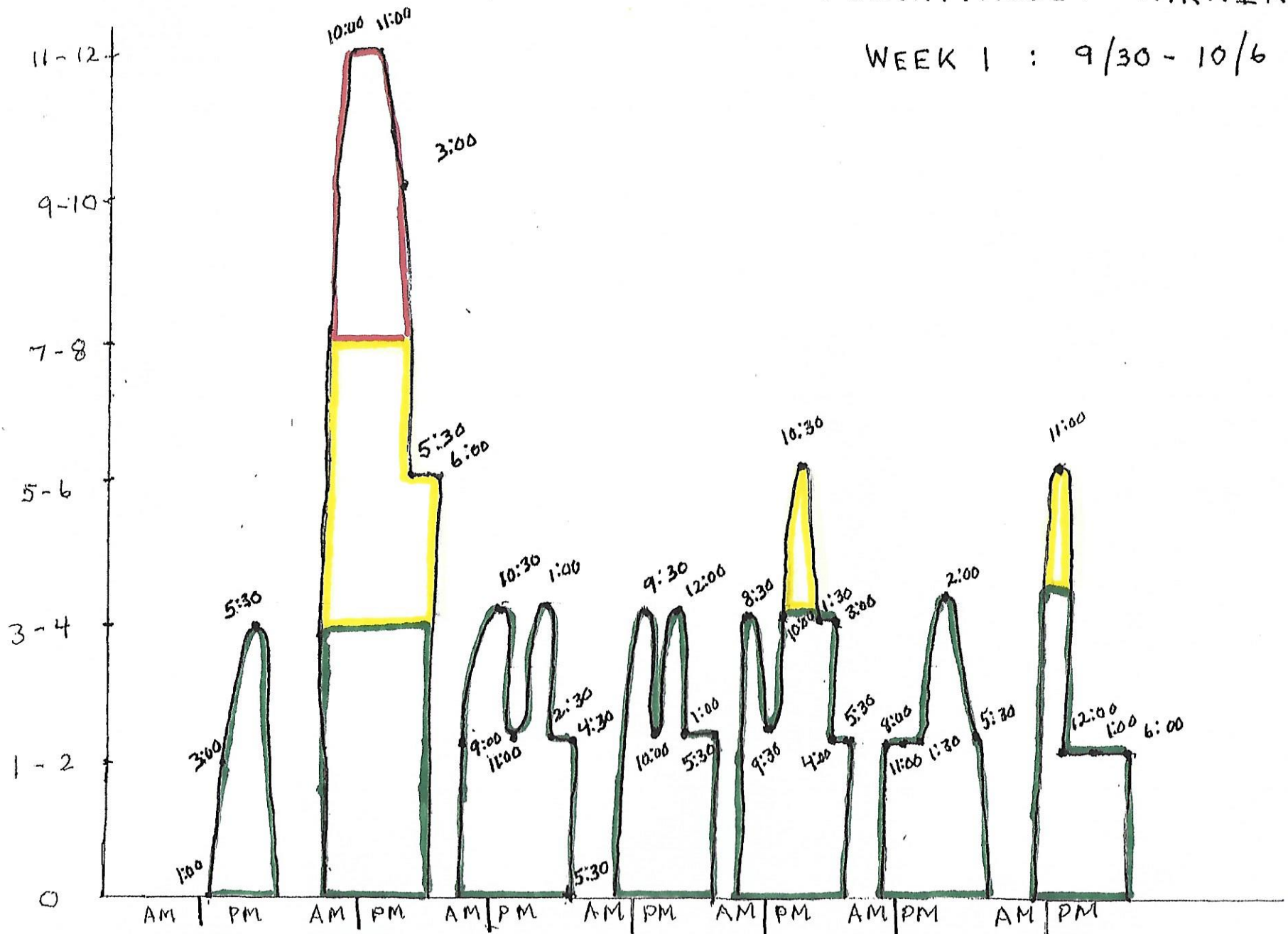
During the 6-week study period, members of the Punkatasset Study Group recorded the number of cars parked at Punkatasset. Car numbers were recorded by date, day of the week, and time of day (rounded to the nearest half-hour). A total of 238 data entries were recorded, averaging 5-6 entries per day. These recordings were made daily at random times from 7 AM to 6 PM (whenever a study member was present to make a recording). It should be noted that car parking at Punkatasset is very fluid in nature with cars arriving and departing frequently throughout the day. The data entries in this study simply give us a “snapshot” of the number of cars parked at 238 well-distributed times during the 6-week study period.

Data entries were compiled weekly according to 6 separate car number classes: 1-2, 3-4, 5-6, 7-8, 9-10, and 11-12. The weekly graphs on the following pages denote the recorded entries by date, day, and time. The colored ranges show the cumulative numbers of cars, with green – up to 4 cars, yellow – up to 8 cars, and red – up to 12 cars. The study concludes with a table summarizing the study findings based on the data shown in the 6 weekly graphs.

PUNKATASSET PARKING

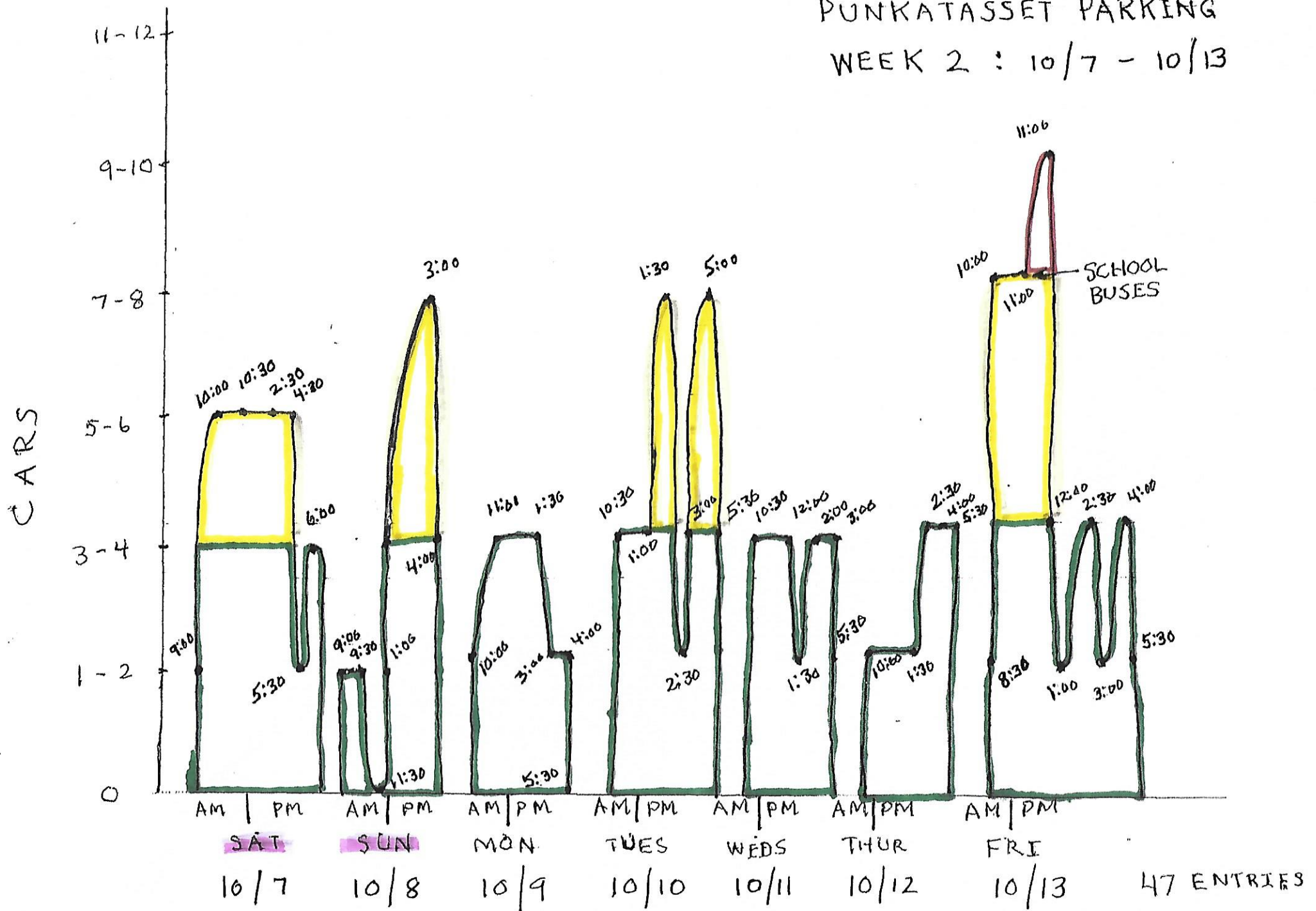
WEEK 1 : 9/30 - 10/6

CARS



37 ENTRIES

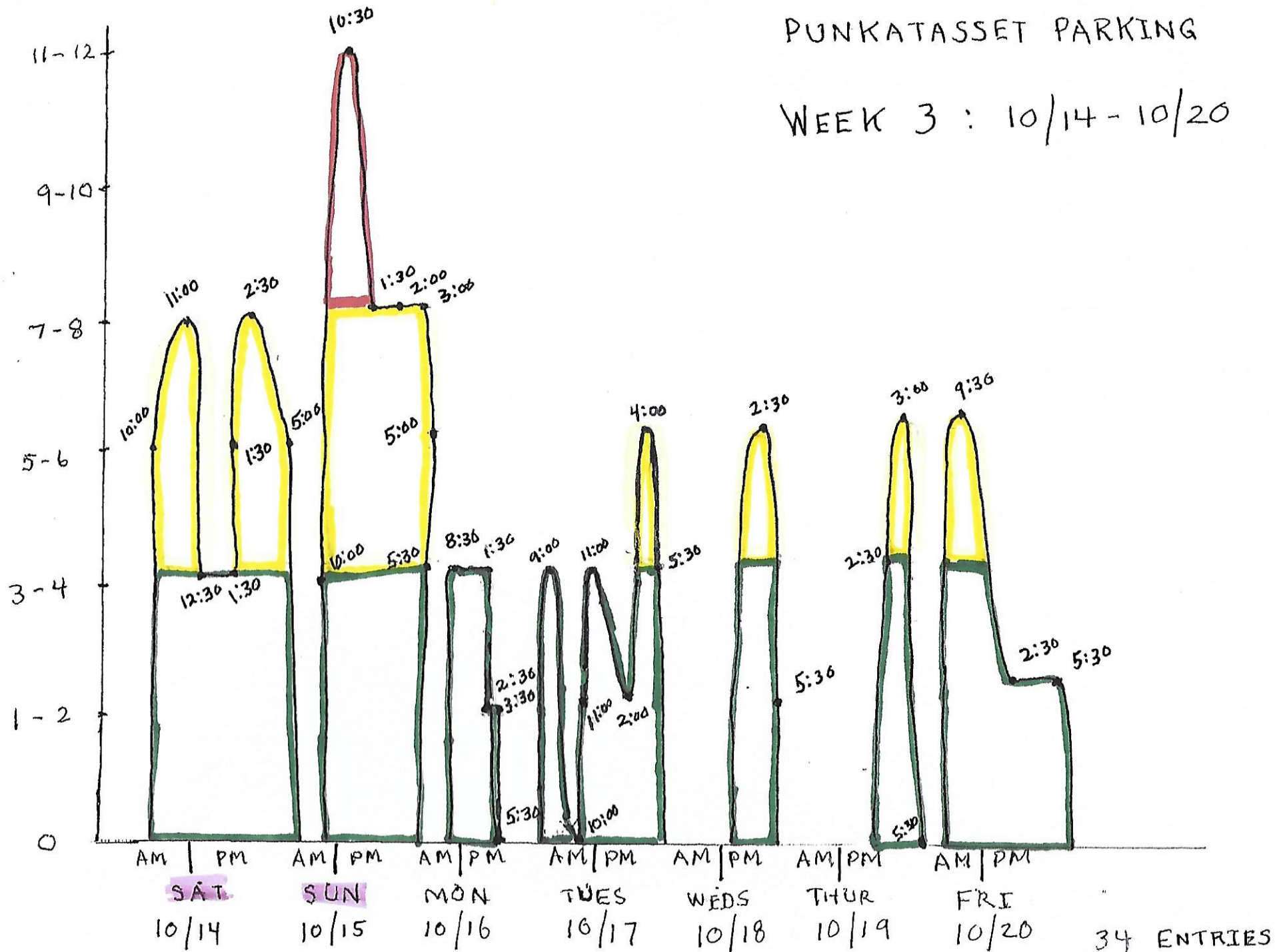
PUNKATASSET PARKING WEEK 2 : 10/7 - 10/13



PUNKATASSET PARKING

WEEK 3 : 10/14 - 10/20

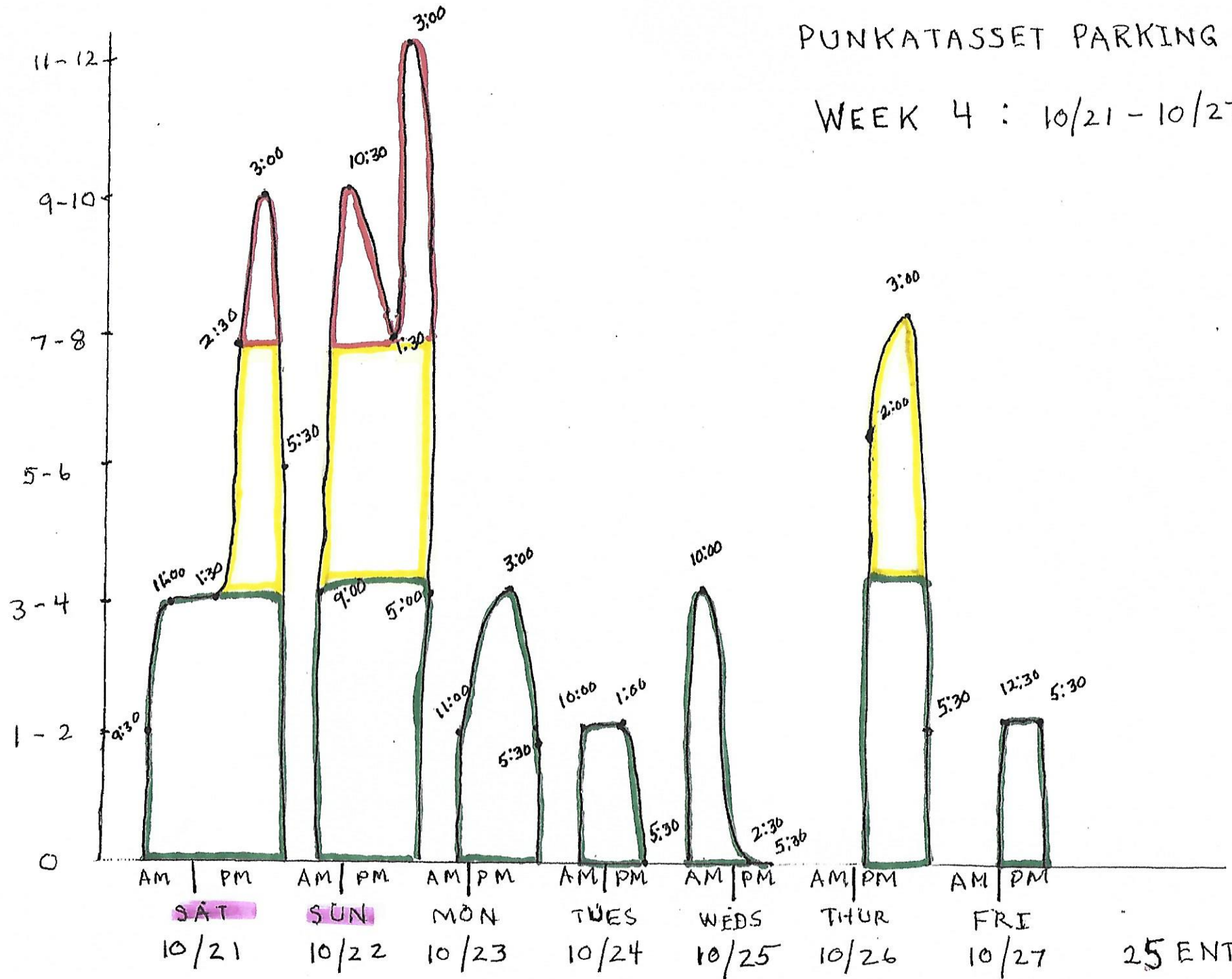
CARS



PUNKATASSET PARKING

WEEK 4 : 10/21 - 10/27

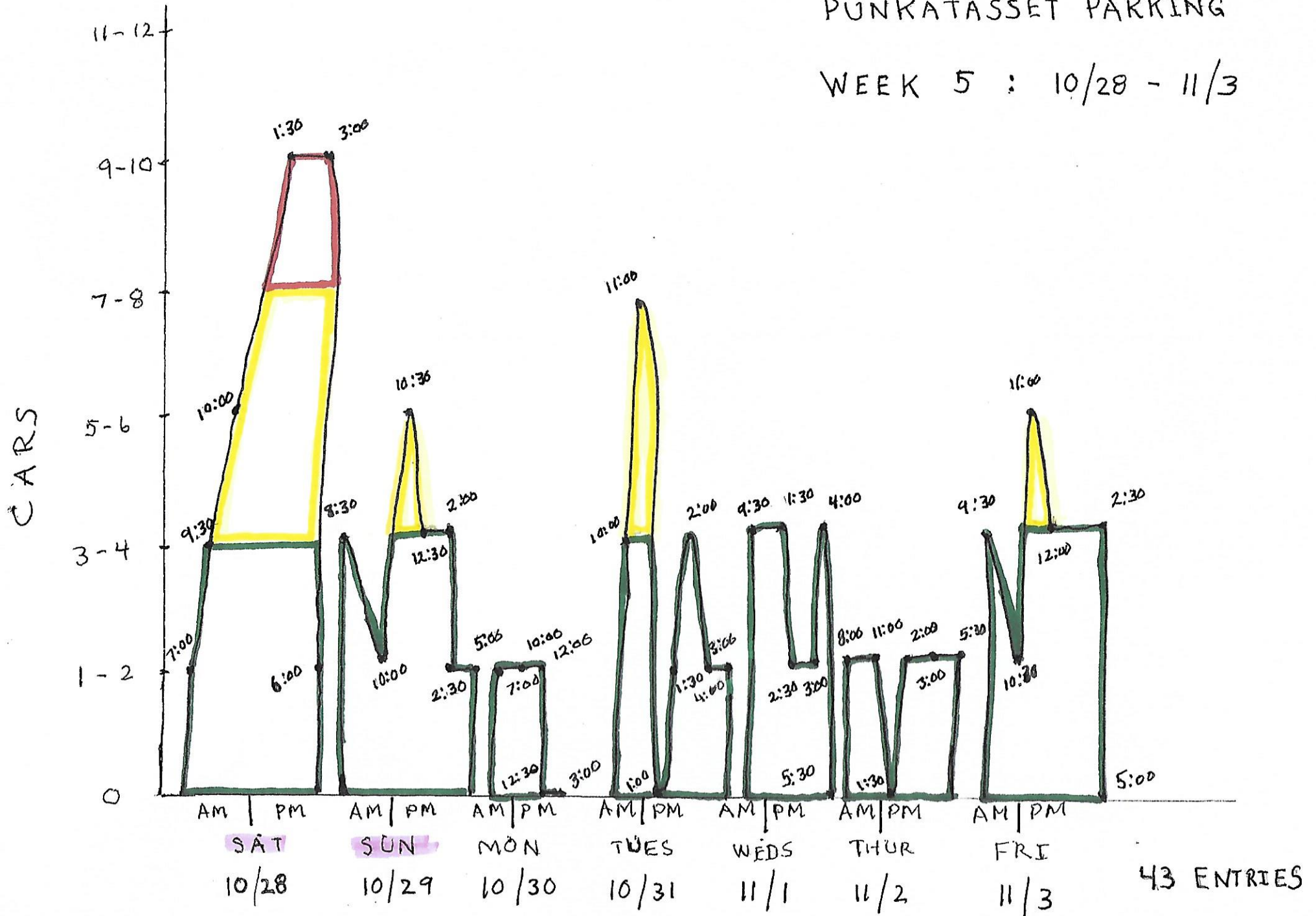
CARS



25 ENTRIES

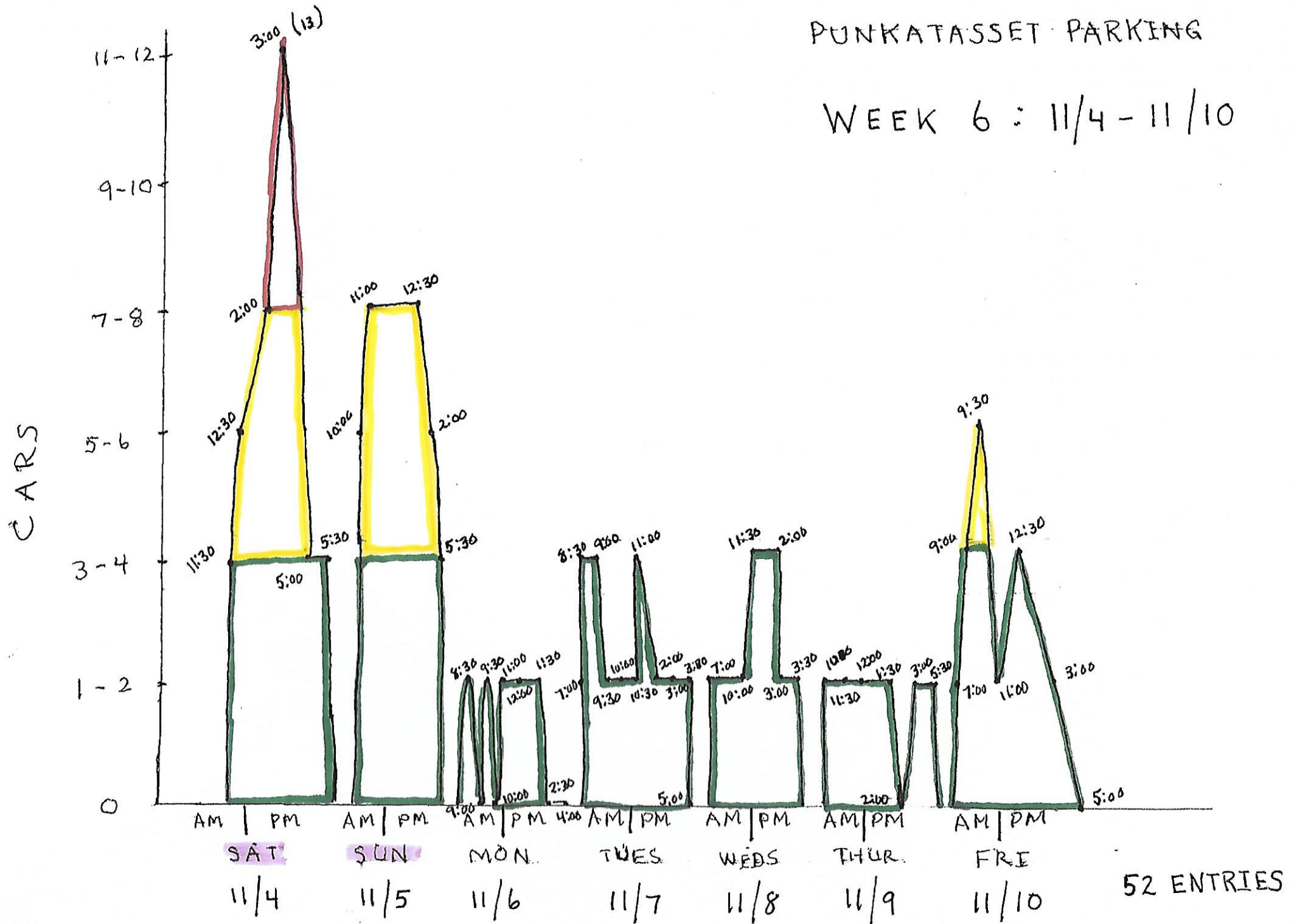
PUNKATASSET PARKING

WEEK 5 : 10/28 - 11/3



PUNKATASSET PARKING

WEEK 6 : 11/4 - 11/10



PUNKATASSET PARKING VOLUME STUDY

9/30 - 11/10 (6 WEEKS)

238 DATA ENTRIES

NO. OF CARS	NO. OF ENTRIES	% OF ENTRIES	NO. OF DAYS	% OF DAYS
4 CARS OR LESS	186	78%	19	45%
6 CARS OR LESS	210	88%	29	69%
8 CARS OR LESS	227	95%	35	83%
MORE THAN 8 CARS	11	5%	7	17%
TOTAL	238 ENTRIES	100%	42 DAYS	100%

FINDINGS:

1. MORE THAN $3/4$ OF ALL DATA ENTRIES WERE 4 CARS OR LESS.
2. 45% OF THE STUDY DAYS HAD ONLY 4 CARS OR LESS.
3. 88% OF ALL DATA ENTRIES WERE 6 CARS OR LESS.
4. ONLY 5% OF ALL ENTRIES EXCEED 8 CARS (ALL ON WEEKENDS EXCEPT 1 - SCHOOL OUTING).

PUNKATASSET WOODS PARKING VOLUME STUDY
2017

ADDENDUM
LIST OF DATA ENTRIES

PUNKATASSET STUDY GROUP
PARKING VOLUME STUDY DATA

Week 1 : 9/30 - 10/6

Date	Day	Time	Number Class
9/30	Saturday	1:00	0
9/30	Saturday	3:00	1-2
9/30	Saturday	5:30	3-4
10/1	Sunday	10:00	11-12
10/1	Sunday	11:00	11-12
10/1	Sunday	3:00	9-10
10/1	Sunday	5:30	5-6
10/1	Sunday	6:00	5-6
10/2	Monday	9:00	1-2
10/2	Monday	10:30	3-4
10/2	Monday	11:00	1-2
10/2	Monday	1:00	3-4
10/2	Monday	2:30	1-2
10/2	Monday	4:30	1-2
10/2	Monday	5:30	0
10/3	Tuesday	9:30	3-4
10/3	Tuesday	10:00	1-2
10/3	Tuesday	12:00	3-4
10/3	Tuesday	1:00	1-2
10/3	Tuesday	5:30	1-2
10/4	Wednesday	8:30	3-4
10/4	Wednesday	9:30	1-2
10/4	Wednesday	10:00	3-4
10/4	Wednesday	10:30	5-6
10/4	Wednesday	1:30	3-4
10/4	Wednesday	3:00	3-4
10/4	Wednesday	4:00	1-2
10/4	Wednesday	5:30	1-2

Week 1			
Date	Day	Time	Number Class
10/5	Thursday	8:00	1-2
10/5	Thursday	11:00	1-2
10/5	Thursday	1:30	1-2
10/5	Thursday	2:00	3-4
10/5	Thursday	5:30	1-2
10/6	Friday	11:00	5-6
10/6	Friday	12:00	1-2
10/6	Friday	1:00	1-2
10/6	Friday	6:00	1-2

PUNKATASSET STUDY GROUP
PARKING VOLUME STUDY DATA

Week 2 : 10/7 - 10/13

Date	Day	Time	Number Class
10/7	Saturday	9:00	1-2
10/7	Saturday	10:00	5-6
10/7	Saturday	10:30	5-6
10/7	Saturday	2:30	5-6
10/7	Saturday	4:30	5-6
10/7	Saturday	5:30	1-2
10/7	Saturday	6:00	3-4
10/8	Sunday	9:00	1-2
10/8	Sunday	9:30	1-2
10/8	Sunday	11:30	0
10/8	Sunday	1:00	1-2
10/8	Sunday	3:00	7-8
10/8	Sunday	4:00	3-4
10/9	Monday	10:00	1-2
10/9	Monday	11:00	3-4
10/9	Monday	1:30	3-4
10/9	Monday	3:00	1-2
10/9	Monday	4:00	1-2
10/9	Monday	5:30	0
10/10	Tuesday	10:30	3-4
10/10	Tuesday	1:00	3-4
10/10	Tuesday	1:30	7-8
10/10	Tuesday	2:30	1-2
10/10	Tuesday	3:00	3-4
10/10	Tuesday	5:00	7-8
10/10	Tuesday	5:30	3-4

Week 2

Date	Day	Time	Number Class
10/11	Wednesday	10:30	3-4
10/11	Wednesday	12:00	3-4
10/11	Wednesday	1:30	1-2
10/11	Wednesday	2:00	3-4
10/11	Wednesday	3:00	3-4
10/11	Wednesday	5:30	1-2
10/12	Thursday	10:00	1-2
10/12	Thursday	1:30	1-2
10/12	Thursday	2:30	3-4
10/12	Thursday	4:00	3-4
10/12	Thursday	5:30	3-4
10/13	Friday	8:30	1-2
10/13	Friday	10:00	7-8
10/13	Friday	11:00	7-8
10/13	Friday	11:00	9-10
10/13	Friday	12:00	3-4
10/13	Friday	1:00	1-2
10/13	Friday	2:30	3-4
10/13	Friday	3:00	1-2
10/13	Friday	4:00	3-4
10/13	Friday	5:30	1-2

PUNKATASSET STUDY GROUP
PARKING VOLUME STUDY DATA

Week 3 : 10/14 - 10/20

Date	Day	Time	Number Class
10/14	Saturday	10:00	5-6
10/14	Saturday	11:00	7-8
10/14	Saturday	12:30	3-4
10/14	Saturday	1:30	3-4
10/14	Saturday	1:30	5-6
10/14	Saturday	2:30	7-8
10/14	Saturday	5:00	5-6
10/15	Sunday	10:00	3-4
10/15	Sunday	10:30	11-12
10/15	Sunday	1:30	7-8
10/15	Sunday	2:00	7-8
10/15	Sunday	3:00	7-8
10/15	Sunday	5:00	5-6
10/15	Sunday	5:30	3-4
10/16	Monday	8:30	3-4
10/16	Monday	1:30	3-4
10/16	Monday	2:30	1-2
10/16	Monday	3:30	1-2
10/16	Monday	5:30	0
10/17	Tuesday	9:00	3-4
10/17	Tuesday	10:00	0
10/17	Tuesday	11:00	1-2
10/17	Tuesday	11:00	3-4
10/17	Tuesday	2:00	1-2
10/17	Tuesday	4:00	5-6
10/17	Tuesday	5:30	3-4

Week 3

Date	Day	Time	Number Class
10/18	Wednesday	2:30	5-6
10/18	Wednesday	5:30	1-2
10/19	Thursday	2:30	3-4
10/19	Thursday	3:00	5-6
10/19	Thursday	5:30	0
10/20	Friday	9:30	5-6
10/20	Friday	2:30	1-2
10/20	Friday	5:30	1-2

PUNKATASSET STUDY GROUP
PARKING VOLUME STUDY DATA

Week 4: 10/21-10/27

<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Number Class</u>
10/21	Saturday	9:30	1-2
10/21	Saturday	11:00	3-4
10/21	Saturday	1:30	3-4
10/21	Saturday	2:30	7-8
10/21	Saturday	3:00	9-10
10/21	Saturday	5:30	5-6
10/22	Sunday	9:00	3-4
10/22	Sunday	10:30	9-10
10/22	Sunday	1:30	7-8
10/22	Sunday	3:00	11-12
10/22	Sunday	5:00	3-4
10/23	Monday	11:00	1-2
10/23	Monday	3:00	3-4
10/23	Monday	5:30	1-2
10/24	Tuesday	10:00	1-2
10/24	Tuesday	1:00	3-4
10/24	Tuesday	5:30	0
10/25	Wednesday	10:00	3-4
10/25	Wednesday	2:30	0
10/25	Wednesday	5:30	0
10/26	Thursday	2:00	5-6
10/26	Thursday	3:00	7-8
10/26	Thursday	5:30	1-2
10/27	Friday	12:30	1-2
10/27	Friday	5:30	1-2

PUNKATASSET STUDY GROUP
PARKING VOLUME STUDY DATA

Week 5 : 10/28 - 11/3

Date	Day	Time	Number Class
10/28	Saturday	7:00	1-2
10/28	Saturday	9:30	3-4
10/28	Saturday	10:00	5-6
10/28	Saturday	1:30	9-10
10/28	Saturday	3:00	9-10
10/28	Saturday	6:00	1-2
10/29	Sunday	8:30	3-4
10/29	Sunday	10:00	1-2
10/29	Sunday	10:30	5-6
10/29	Sunday	12:30	3-4
10/29	Sunday	2:00	3-4
10/29	Sunday	2:30	1-2
10/29	Sunday	5:00	1-2
10/30	Monday	7:00	1-2
10/30	Monday	10:00	1-2
10/30	Monday	12:00	1-2
10/30	Monday	12:30	0
10/30	Monday	3:00	0
10/31	Tuesday	10:00	3-4
10/31	Tuesday	11:00	7-8
10/31	Tuesday	1:00	0
10/31	Tuesday	1:30	1-2
10/31	Tuesday	2:00	3-4
10/31	Tuesday	3:00	1-2
10/31	Tuesday	4:00	1-2

Week 5

Date	Day	Time	Number Class
11/1	Wednesday	9:30	3-4
11/1	Wednesday	1:30	3-4
11/1	Wednesday	2:30	1-2
11/1	Wednesday	3:00	1-2
11/1	Wednesday	4:00	3-4
11/1	Wednesday	5:30	0
11/2	Thursday	8:00	1-2
11/2	Thursday	11:00	1-2
11/2	Thursday	1:30	0
11/2	Thursday	2:00	1-2
11/2	Thursday	3:00	1-2
11/2	Thursday	5:30	1-2
11/3	Friday	9:30	3-4
11/3	Friday	10:30	1-2
11/3	Friday	11:00	5-6
11/3	Friday	12:00	3-4
11/3	Friday	2:30	3-4
11/3	Friday	5:00	0

PUNKATASSET STUDY GROUP
PARKING VOLUME STUDY DATA

Week 6 : 11/4 - 11/10

Date	Day	Time	Number Class
11/4	Saturday	11:30	3-4
11/4	Saturday	12:30	5-6
11/4	Saturday	2:00	7-8
11/4	Saturday	3:00	11-12 (13)
11/4	Saturday	5:00	3-4
11/4	Saturday	5:30	3-4
11/5	Sunday	10:00	5-6
11/5	Sunday	11:00	7-8
11/5	Sunday	12:30	7-8
11/5	Sunday	2:00	5-6
11/5	Sunday	5:30	3-4
11/6	Monday	8:30	1-2
11/6	Monday	9:00	0
11/6	Monday	9:30	1-2
11/6	Monday	10:00	0
11/6	Monday	11:00	1-2
11/6	Monday	12:00	1-2
11/6	Monday	1:30	1-2
11/6	Monday	2:30	0
11/6	Monday	4:00	0
11/7	Tuesday	7:00	1-2
11/7	Tuesday	8:30	3-4
11/7	Tuesday	9:00	3-4
11/7	Tuesday	9:30	1-2
11/7	Tuesday	10:00	1-2
11/7	Tuesday	10:30	1-2

Week 6

Date	Day	Time	Number Class
11/7	Tuesday	11:00	3-4
11/7	Tuesday	2:00	1-2
11/7	Tuesday	3:00	1-2
11/7	Tuesday	3:30	1-2
11/7	Tuesday	5:00	0
11/8	Wednesday	7:00	1-2
11/8	Wednesday	10:00	1-2
11/8	Wednesday	11:30	3-4
11/8	Wednesday	2:00	3-4
11/8	Wednesday	3:00	1-2
11/8	Wednesday	3:30	1-2
11/9	Thursday	10:00	1-2
11/9	Thursday	11:30	1-2
11/9	Thursday	12:00	1-2
11/9	Thursday	1:30	1-2
11/9	Thursday	2:00	0
11/9	Thursday	3:00	1-2
11/9	Thursday	5:30	1-2
11/10	Friday	7:00	1-2
11/10	Friday	9:00	3-4
11/10	Friday	9:30	5-6
11/10	Friday	11:00	1-2
11/10	Friday	12:30	3-4
11/10	Friday	3:00	1-2
11/10	Friday	5:00	0