



TOWN OF CONCORD

Planning Board

141 Keyes Road, Concord, MA 01742
(978) 318-3290

To: Comprehensive Long Range Plan Committee
From: Planning Board
Elizabeth Hughes, Town Planner
Re: **Envision Concord Plan - Planning Board Comments**
Date: September 29, 2017

The Planning Board can contribute to Concord's Comprehensive Long Range Plan by passing zoning bylaws, updating rules and regulations and participating in Town task forces and committees that support the APA "Sustaining Places" principles. For example, over the past year, the Board proposed and passed a Tree Preservation Bylaw at Town Meeting that aligns with Principle #2, *Harmony with Nature*. Similarly, for FY2018, the Planning Board's goals include adding sustainability criteria to all site plan reviews.

Looking ahead, the Planning Board has prioritized the following long range planning initiatives that we would either lead or support:

- **Higher density, more walkable and economically diverse neighborhoods (Principles 1.6, 1.7, 3.1 and 4.9).** The Board will investigate zoning changes to encourage mixed-use development within the village centers, consider whether to allow 2-family housing by right in village residential districts, and evaluate how to integrate form-based code concepts into Concord's zoning bylaw. We will also continue to encourage affordable housing production through the site plan review process and future zoning bylaw amendments.
- **Enhanced environmental sustainability (Principles 1.10, 2.3, 2.4 and 2.10).** The Board will seek to raise the energy-saving requirements of the Building Code, with the long term goal of achieving Net-Zero development. We will also promote low-impact development (LID) by proposing a residential lot stormwater bylaw. Finally, we will review how future precipitation projections due to climate change may affect our floodplain designations.
- **A more multi-modal and efficient transportation infrastructure (Principles 1.2, 1.3, 1.4, 3.3, 6.1 and 6.6).** Recognizing that most transportation initiatives relate to public infrastructure (outside of the Planning Board's charter), the Board can still work to reduce minimum parking requirements, update design standards to be compatible with Complete Streets and contribute to alternative transportation projects such as the Bruce Freeman Rail Trail.

The Board is also committed to the principles of Authentic Participation (Principle 7) and Accountable Implementation (Principle 8). We will look for opportunities to engage the public via workshops, surveys, broader access to planning documents and communications outreach. We will also continue to publish an annual set of goals and formally evaluate our progress against them.

We look forward to working the CLRP and other Town committees to take Concord forward to 2030.