

OCT 24 1950



PLANNING BOARD
CONCORD, MASSACHUSETTS

A public hearing was held in the Town House, Sept. 25, 1950, at 8 p.m., on the articles pertaining to zoning in the Warrant for the Special Town Meeting to be held on Oct. 2, 1950.

In connection with Article 1, one citizen spoke in favor of the proposed amendment - no one appeared in opposition. No amendments to the proposed change were made, although the wording of the motion was changed from that of the Article so that, if passed, the amendment would be in the proper form to be inserted in the Zoning By-law.

The Planning Board's recommendation on this Article is as follows:

After careful consideration of the proposal the Planning Board finds that this proposed extension of the business area of the town will not be injurious or detrimental to the neighborhood. It also finds that it will not represent too great a divergence from the recommendations of the Special Town Plans Committee with respect to extension of the central business area. That Committee had recommended against further extension of the business district on Walden Street because (1) general business usage would prove a detriment to that area of the town, (2) Walden Street was too narrow to accommodate the traffic that might be involved, (3) expert opinion indicated that except for brief periods there would probably be a high percentage of vacancy in any general business structures placed in such an extension, and (4) land owned by the Town and by the First Parish at the present limit of the business district would provide a natural buffer between the business district and the adjoining residential district and might well

be developed into a pleasant park between the two churches when the Veterans Building was eventually razed and a program for beautification of the Mill Brook was undertaken.

The Planning Board finds that the proposed Limited Business District, confined to banking purposes, with offstreet parking facilities provided at the rear of the bank building, does not have the objectionable features of an extension of the general business district, and in itself will be an appropriate buffer zone between the general business district and the residential district. The type of structure proposed would be in harmony with this concept of a buffer or transitional zone. It would also not be out of harmony with the plan for a park on the site of the Veterans Building. Inasmuch as offstreet parking will be provided, the Board finds no need for changing the present restrictions on parking on Walden Street, and believes that they should be continued in effect.

Charles B. Bates
Edward K. Turner
Lester S. Spaulding Jr.
W. Theodor B. Bama
John A. Damon
Russell R. Robb
Samuel G. Kent
PLANNING BOARD

I certify that the above persons are Members of The Planning Board.

Attest:

Town Clerk