

## ARTICLE 43: PRD Moratorium

**ARTICLE 43**: places a one-year moratorium on the approval of **Zoning Bylaw Section 10 - Planned Residential Developments.**

The Planning Board will not accept or review any new PRD submissions until the bylaw language is updated to include and reflect the vision and goals set-forth in the **ENVISION CONCORD – BRIDGE TO 2030: Comprehensive Long-Range Plan.**

Zoning Bylaw Section 10 requires modifications to ensure consistency across both documents. These updates will reduce the Town of Concord's legal exposure to developers and better reflect the town's future vision.

# “Balancing Change with Tradition”

- Concord Planning Board **adopted** it on July 24, 2018
- Concord Select Board **voted to approve** it on July 30, 2018

*“Concord has a commitment to policies that promote environmental sustainability and provide effective long-term change in the community’s impact on the environment.”*

# Blueprint for a Livable and Healthy Future

- Unless PRD Zoning Bylaws are **updated**, Concord's future goals remain only "aspirational" and improvements cannot be mandated. Developers are free to ignore town goals.
- The Planning Board can encourage developers to read **ENVISION CONCORD** but there is **no enforcement mechanism** that requires developers to incorporate sustainable practices in their projects

# Sustainability NOT in PRD Zoning Bylaws

- Section 10 **must be revised** to reflect the “aspirational” visions set-forth in **ENVISION CONCORD**
- Our commitment toward conservation and sustainability **are not currently reflected** at all in the PRD Zoning Bylaws
- **Planning Board Article 34 does not sufficiently address the sustainability issue.**

# PRDs Must Promote Environmental Goals

- Residents **expect** improved environmental building methods and standards due to **ENVISION CONCORD**
- Developers will **follow the most profitable path** unless Zoning Bylaws are re-written to promote sustainable buildings
- Legal recourse by Concord is limited and without changes, it exposes Concord to **costly litigation**

# Concord Seeks Cleaner Living Everyday

- Concord is **seeking a carbon neutral future**
- Sustainable PRDs will have a **significant positive impact**
- Concord's new school construction are all **green building certified**
- Residents **do not view** these sustainable goals only as "aspirational"

## ARTICLE 43: PRD Moratorium

**ARTICLE 43**: places a one-year moratorium on the approval of **Zoning Bylaw Section 10 - Planned Residential Developments.**

The Planning Board will not accept or review any new PRD submissions until the bylaw language is updated to include and reflect the vision and goals set-forth in the **ENVISION CONCORD – BRIDGE TO 2030: Comprehensive Long-Range Plan.**

Zoning Bylaw Section 10 requires modifications to ensure consistency across both documents. These updates will reduce the Town of Concord's legal exposure to developers and better reflect the town's future vision.