

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND LAND MANAGEMENT

Marcia Rasmussen,
Director of Planning and Land Management

Mission

To guide the development and use of private and public lands within the Town of Concord in a manner that preserves and celebrates the unique character that is Concord.

Organization and Staffing

The Department is comprised of fourteen full-time and two part-time individuals within four distinct Divisions – Building and Inspections, Health, Natural Resources, and Planning. The range and extent of authority exercised by these Divisions is found in State Law and in the Town's bylaws. In June, the Natural Resources Division welcomed Assistant Natural Resources Director Lori Capone. In October, Environmental Health Inspector Stan Sosnicki was designated Acting Public Health Director.

These four Divisions provide staff support to the Town's regulatory boards and committees: the Board of Appeals, Board of Health, Natural Resources Commission, Planning Board and Historic Districts Commission. DPLM staff also provides support to the Community Preservation Committee, Historical Commission and Comprehensive Sustainable Energy Committee, in addition to many other sub-committees and task forces that may be appointed to address specific issues from time to time, such as the Mill Brook Task Force, Conservation Restriction Stewardship Committee, West Concord Task Force, Residence C Zoning District Task Force, and the Bruce Freeman Rail Trail Advisory Committee.

Planning & Land Management staff work cooperatively with other Town departments to further the goals and objectives of the Town. Some of the projects in which we have been involved include: an integrated planning initiative for wastewater and potential development, the staff Communications Team and the staff Facility Managers' Committee.

Detailed reports on the regulatory activities of the various boards staffed by DPLM are included in this Annual Report.

BUILDING INSPECTIONS AND ZONING ENFORCEMENT

John Minty,
Building Commissioner

The Building Inspections Division issued 796 building permits, which is a 20% increase in the number of building permits issued compared to 2009. The overall value of 2010 construction was just over \$90.0 million. Of this total, \$76.0 million (84%) was residential construction with \$14.0 million in commercial construction accounting for the remaining 16%. The 350-unit Alexan 40B rental project off Old Powder Mill Road represents \$61.6 million of this construction value.

The value of "new residential dwelling units" built in Concord jumped from 14.8 million last year to 56.9 million in 2010. This "new residential dwelling unit" construction value represents 393 new dwelling units. Of these, 41 were new single family detached residential dwelling units, eleven 28-unit apartment buildings, five 6-unit townhouses, three 4-unit townhouses and one duplex dwelling unit. Of the forty three new detached residential dwellings, seventeen, or 40%, were the result of "tear downs" (the demolition of an existing house to allow the construction of a new, often larger, home). Over this past year, \$19 million were spent on alterations or additions to existing single family residential homes. This is an increase in value of 16% over last year.

Plumbing, Gas and Electrical permitting this past year was consistent with the same permits issued in 2009.

The Building Division collected \$955,212 in permit fees. This is an increase of \$468,802 over last year (or a 204% increase in fees collected over a year ago).

The overall level of building construction activity increased, coming very close to the record year of construction that Concord experienced in 2006. The demands on the Building Inspections Division staff

BUILDING INSPECTIONS DIVISION PERMITTING

# PERMITS ISSUED	2006	2007	2008	2009	2010
New single family homes	26	22	28	26	41
Multi-family attached units	9	7	5	6	21
Additions/alterations	674	618	595	537	644
Commercial	96	92	83	97	90
TOTAL BUILDING PERMITS	799	739	711	666	796
Electrical	790	761	716	643	642
Plumbing	524	468	462	435	424
Gas	358	344	315	326	320
Sign	45	34	44	50	30
Total all permits:	2,516	2,346	2,248	2,120	2,212
VALUE OF CONST. (millions)	94.7	66.5	64.4	40.6	90.0
PERMIT FEE REVENUE	\$1,056,554	\$781,693	\$506,070	\$486,410	\$955,212

remained high. Building Inspections staff are strongly committed to pursuing aggressive Zoning and Sign By-law enforcement. Our technical assistance to property owners, builders, real estate professionals, other Town departments, boards, committees and staff, increases each year. Beyond issuing building permits and carrying out site inspections, the Building Inspections Division staff spends an increasing amount of time reviewing sub-division proposals, 40B projects, special permits,

site plans, variance requests, making zoning determinations and addressing zoning complaints. The new 8th Edition of the MA State Building Code, as well as last year's Zoning Bylaw amendments, have made it increasingly challenging for the Division staff to deal with the quickly changing and growing level of highly technical and complicated regulation that we are empowered to enforce.

ZONING BOARD OF APPEALS

Roberto Braceras, Chair
Alice Kaufman
Patrick C. Toomey
Steven Ng, Associate
David Fisher, Associate
David Broadwin, Associate

The Board of Appeals is authorized by Massachusetts General Laws Chapter 40A and is responsible for conducting public hearings and meetings for matters relating to the zoning bylaws of the Town.

The Board conducted twelve public hearings and twelve public meetings, during which it considered fifty-seven applications. Five applications were withdrawn at the request of the applicants. Forty-seven special permits were granted. Two variances from the Sign Bylaw were granted. One amendment to a previously approved comprehensive permit was granted. One amendment to a previously approved variance was granted. One application is still pending. No decision made by the Board was appealed. No appeal from a decision of the Building Inspector/Zoning Enforcement Officer was filed.

(Some of these applications included multiple activities; therefore, the activity totals below may exceed the number of applications.)

ZONING BOARD OF APPEALS ACTIVITIES

Planned residential development (PRD)	3
Wireless communications facility	3
Change or extend a nonconforming use	11
Reconstruct, extend, alter or change a non-conforming structure	22
Site plan approval (associated with a special permit)	4
Alter and use a building that predates zoning as an additional dwelling	4
Additional dwelling unit in a single-family dwelling	2
Hammerhead lot	2
Work in the groundwater conservancy district	1
Relief from parking requirements	1
Special home occupation-renewal	3
Special home occupation-new	4
Garaging or parking of commercial vehicles	3
Private recreation use	1
Sign variance	2
Bed and breakfast	1
Temporary accessory use to hold special events	1
Amendment to a 1980 Variance for conservation purposes	2
Amendment to a 1979 Comprehensive Permit	1
Amendment to a previously approved Planned Residential Development (PRD)	2