



Article 34: Zoning Bylaw Amendment *Planned Residential Development & Table 1 Principal Use Regulations*

Planning Board Public Hearing

February 25, 2020

Proposed Zoning Bylaw Amendments

Update ***Table 1 Principal Use Regulations*** to make PRDs subject to Site Plan Review

Update ***Section 10 Planned Residential Development*** to:

- Change the Permit Granting Authority from the Zoning Board of Appeals (ZBA) to the Planning Board
- Better align open space, housing diversity and sustainability provisions with the Town's long range planning goals

The Planned Residential Development Bylaw

Section 10.1 “Allows by special permit from the Board an alternative pattern of residential land development... intended to encourage the conservation of open space, while at the same time providing for a mixture and diversity of housing types in the Town...”

27 PRDs have been developed in Concord since 1977.

Updates are needed to bring the Bylaw in line with the evolution of Town Board responsibilities and Town goals.

Site Plan Review for PRDs

The Planning Board uses Site Plan Review (Section 11.8 of the Bylaw) to evaluate the development impacts of a project

Already required for institutional, business and industrial uses, as well as major residential projects (hotel/motel/mixed use)

Proposal: Apply the Site Plan Review process to Planned Residential Developments.

PRD Permitting Authority

The Planning Board has more expertise and knowledge of the requirements for the creation of buildable lots through Subdivision Review process

The Planning Board is the permit granting authority for Residential Cluster and Residential Compound Special Permits

Proposal: Make the Planning Board the permitting authority for PRDs to better align Board responsibilities

Open Space Requirements

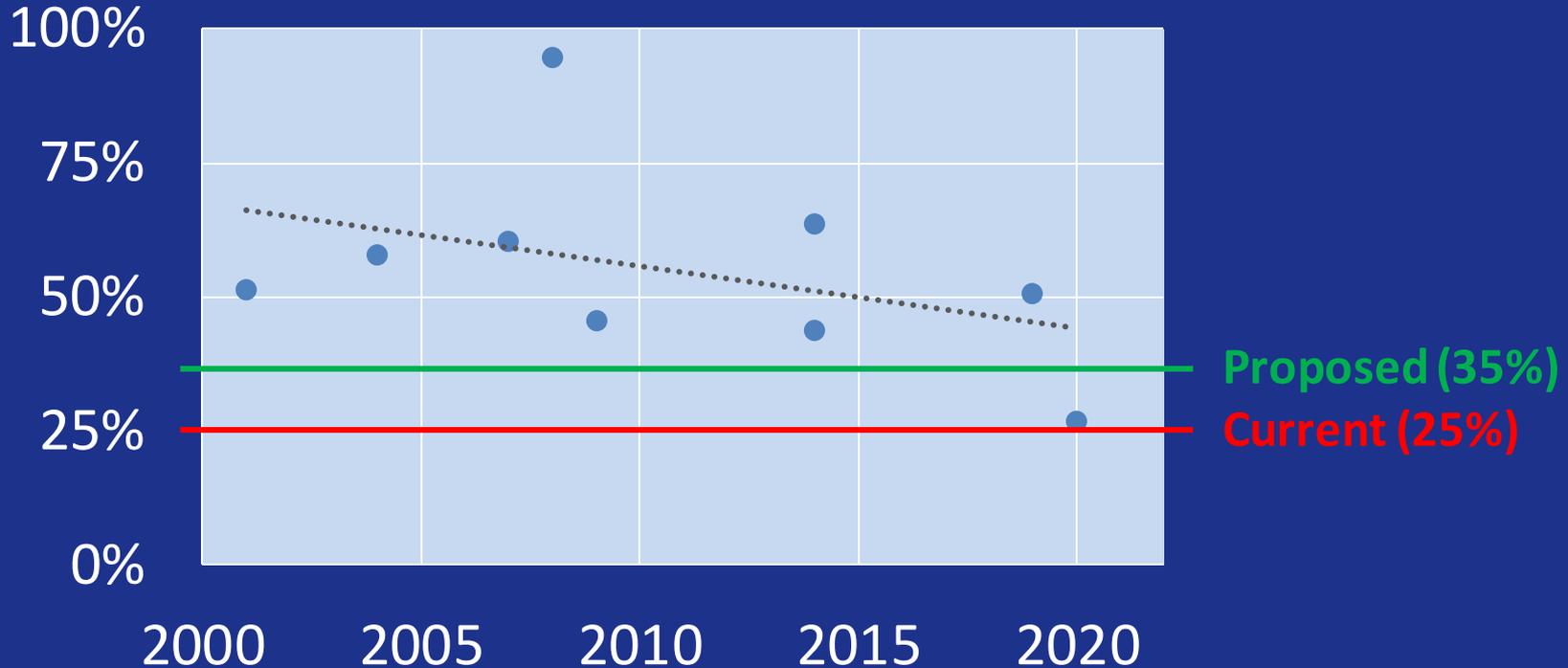
Section 10.1 – Purpose states that PRDs are “intended to encourage the conservation of open space,” yet Concord requires only 25% of the tract be common open space.

Nearby towns’ PRD bylaws require 30%-40% open space

Proposal: Increase the common open space requirement from 25% to 35% to enhance land conservation and encourage more compact forms of residential development

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PRD Open Space Percentage (2000-2020)



Diversity of PRD Housing Units

The Town needs to generate more small-scale and accessible housing to better match future household demographics

Proposal: Offer density bonuses if:

- 50% of the units are less than 2,500 gross square feet with a one car garage
- 50% of the units are zero step entry with master bedroom and full bathroom on the first floor

Sustainable Design for PRDs

Proposal: Evaluate each PRD's sustainable design practices:

- Low impact development for stormwater design
- Energy efficient building design and systems
- Layout that minimizes impervious surface area and maximizes contiguous open space
- Greenhouse gas emission reduction measures
- Sustainable site planning, design & construction measures

Broader Definition of Wetlands

The definition of “wetlands” is critical to the calculation of open space requirements and density allowance in a PRD

Proposal:

- Exclude all *Federal, State or local regulated wetlands* from the calculation of upland area for PRD purposes
- Update the wetlands definition reference from the *Wetlands Protection Act* to the *Clean Water Act*

Tree Preservation Bylaw Compliance

PRDs were intended to be subject to the Tree Preservation Bylaw, but the requirement was not explicitly spelled out in Section 10 of the Zoning Bylaw.

Proposal: Require PRD development plans to include a Tree Protection and Mitigation Plan as required under the Tree Preservation Bylaw

Alignment of Height Requirements

In the residential districts, the ZBA may grant relief from the maximum height of a building provided that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

This provision does not currently exist for PRDs.

Proposal: Align PRD height rules with residential height rules

Aligned with the *Envision Concord* Plan

Land Use + Zoning Goal 2: “Explore zoning alternatives...that enable higher density, mixed-use, more walkable and economically diverse neighborhoods within/near village centers while simultaneously preserving and restoring the rural and pastoral qualities of outlying neighborhoods and resilience of natural systems. “

Land Use + Zoning Goal 3: “Encourage production of small-scale affordable and workforce housing that is sustainable, resilient, and consistent with Town character.”



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Questions & Comments