

# Permits Issued	PERFORMANCE INFORMATION					
	2007	2008	2009	2010	2011	2012
New single family homes	22	28	26	41	30	29
Multi-family attached units	7	5	6	21	0	0
Additions/Alterations	618	595	537	644	686	631
Commercial	92	83	97	90	90	73
Total Building Permits:	739	711	666	796	806	733
Electrical	761	716	643	642	745	730
Mechanical	-	-	-	-	26	70
Plumbing	468	462	435	424	470	487
Gas	344	315	326	320	340	382
Signs	34	44	50	30	41	35
Total all Permits:	2,346	2,248	2,120	2,212	2,428	2,437
Value of Const. (millions)	66.5	64.4	40.6	90	44	68.8
Permit Fee Revenue	\$593,835	\$506,070	\$486,410	\$955,212	\$554,211	\$809,045

issued Mechanical permits. There were 70 Mechanical permits issued in 2012, compared to 26 Mechanical permits issued from July 1 to December 31, 2011.

The Building Inspections Division collected \$809,045 in permit fees in 2012. This is an increase of \$254,834 (46%) in permit fees collected over last year.

The level of building construction activity continued to increase in 2012. The requirements of the Building Inspections Division staff remain above average. As a Division, the Building Inspections staff is committed to pursuing aggressive zoning and sign bylaw enforcement, as well as enforcement of the State building code which includes, but is not limited to handicap access, structural integrity, fire safety and many other items relative to public safety. Our technical assistance to property owners, builders, real estate professionals, other Town departments, boards, committees and staff, increases each year. Beyond issuance of building permits and conducting all required onsite inspections, the Building Inspections Division staff spends an increasing amount of time reviewing subdivision proposals, special permits, site plans, variance requests, making zoning determinations and addressing zoning complaints.

ZONING BOARD OF APPEALS

Alice Kaufman, Chair
 David Fisher
 David Broadwin
 John Brady, Associate Member
 Robert Sepucha, Associate Member

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.

In July, Alice Kaufman was re-elected as Chair. Having completed his term, Roberto Bracerias left the Board in August. Steven Ng left the Board in May; David Broadwin was appointed as a full member to complete the remainder of Mr. Ng's term. David Fisher was appointed to a term as a full member. Robert Sepucha joined the Board in September. There is currently one vacancy of an associate member to the Board.

The Board conducted 12 public hearings and 12 public meetings in 2012, during which it considered 50 applications. 6 applications were withdrawn without prejudice at the request of the applicants. 38 special permits were granted. 2 variances from height requirements and 1 variance for an awning overhanging Town land, all in conjunction with special permits, were granted. 1 amendment to a previously approved variance was granted. 4 applications are pending. 1 appeal of a decision of the Building Inspector/Zoning Enforcement Officer was filed and withdrawn at the request of the appellant. No decision made by the Board was appealed.

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

ZONING BOARD OF APPEALS	
2012 APPLICATION ACTIVITIES	
Additional dwelling unit in a single-family dwelling	3
Alter and use a building that predates zoning as an additional dwelling	2
Change or extend a nonconforming use	15
Combined industrial/business/residence use	1
Hammerhead lot – new	1
Hammerhead lot – amendment	2
Planned Residential Development – amendment	1
Private recreation use	1
Reconstruct, extend, alter or change a non-conforming structure	14
Increase gross floor area by more than 50% of existing	5
Relief from design requirements	4
Relief from parking requirements	9
Site plan approval (associated with a special permit) includes 1 renewal	10
Site plan approval for educational use (associated with a special permit)	1
Work in the 100-Year Floodplain	4
Work in the Groundwater Conservancy District	4
Wireless communications facility	1
Accessory Uses	
Caretaker’s apartment – renewal	1
Mobile medical trailer (temporary) - new	1
Outdoor seating – amendment	2
Special home occupation - new	2
Special home occupation - renewal	2

BOARD OF HEALTH

Kerry Diskin, Chair
 Jack Bergman
 JoAnn DiNardo, RN
 Ellen Hutt, Esq.
 Alan Woodward, MD

The Board of Health is responsible for the overall stewardship of the public health of Concord. It promotes, enacts, and enforces health rules and regulations in accordance with local bylaws and State law. There are five members of the Board, appointed for three-year terms by the Town Manager.

The Board of Health granted 3 variances to State and local wastewater system regulations, and held several hearings relating to enforcement of the Housing Code. The Board received its first application for licensure of a Body Art establishment, which it approved, and licensed two body art practitioners who perform tattooing at the new body art establishment.

Regulations

As the public health regulatory entity for the Town, the Board continues to endorse measures that can positively impact the public by promoting health and wellness. The Town of Concord and its Board of Health have always been in the forefront in pursuing efforts to curb youth access to tobacco products, and was one of the first towns/boards to adopt a bylaw prohibiting the sale of tobacco to minors. The Board of Health remains committed to this issue as well as eliminating youth access to (non-tobacco) nicotine delivery products such as e-cigarettes, flavored mints, lozenges and other items containing nicotine marketed to youth, that have as much potential to cause addiction as tobacco. The Board of Health adopted 2 regulations addressing these issues: “The Sale of Tobacco Products in Health Care Institutions” (which by definition now includes pharmacies) and “The Sale of Tobacco Products and Nicotine Delivery Products” regulation which bans the sale of nicotine delivery products to minors, prohibits their sale in health care institutions (pharmacies) and the use of self-serve displays.

The Board updated its regulation Minimum Standards for Keeping of Animals to make the licensure requirements more easily understood. After notification to all holders of permits for Keeping of Animals, the Board held a public hearing on March 20, and adopted revisions to the regulation, which became effective immediately.

The Board also amended its Body Art Regulation to include a section with defined training requirements for an apprenticeship program for Body Art Technicians. At a public hearing in December, the Board adopted the revised regulation, to become effective January 1, 2013.

Mosquito Control

The Town of Concord continues to contract with the East Middlesex Mosquito Control Project (EMMCP) through the Board of Health to conduct programs in Concord. Although the Town does not utilize spraying as a means to control mosquitoes, EMMCP provides an integrated mosquito management program including a catch basin larval control program (2,400 catch basins were treated), surveillance and trapping, wetland inspections to monitor larval populations and identify obstructions in drainage systems. This year was