



Article 35: Zoning Bylaw Amendment Wireless Communications Facility Bylaw

Planning Board Public Hearing
2026 Annual Town Meeting
March 3, 2026

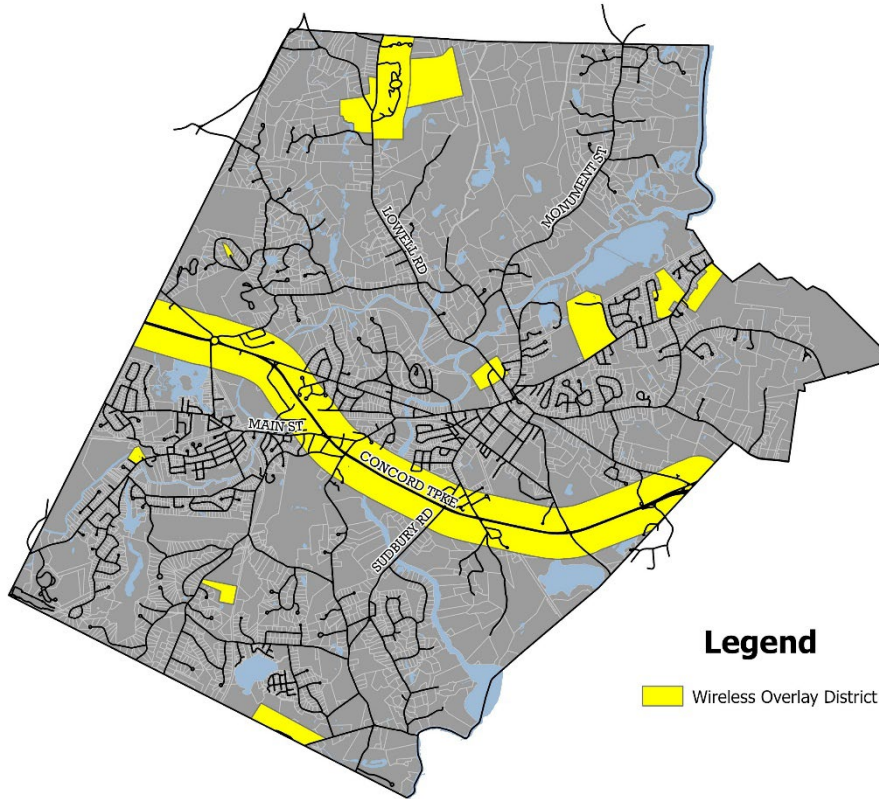
What will this amendment do?

- 1) Remove the Wireless Overlay District
- 2) Replace the entire existing Wireless Bylaw section

Problems with current Wireless Bylaw

- Requires applicant to first use facilities outside the Town to provide coverage
- If not, new locations need to be in the Wireless Overlay Districts
- Additional provisions that further limit locations
- For a waiver to these requirements, must demonstrate why in best interest of the Town, not adequate service for customer

Art. 35 Wireless Bylaw



Key provisions in the proposed Bylaw

1. Differentiate between adding antennas versus new towers, which would allow certain actions by right
2. Allow certain facilities subject to site plan review rather than a special permit
3. Utilize conditions in site plan review, rather than waivers from requirements, to address site conditions
4. Require special permits for new facilities of a certain size or in certain locations



building permit



site plan review



Art. 35 Wireless Bylaw

special permit

Thank you!

Site Plan Review

Site plan approval may regulate:

- vehicular access and circulation on a site,
- architectural design of a building, and
- screening of adjacent properties.



Site plan review should not unreasonably delay a project nor impose conditions that make it infeasible or impractical to proceed with a project that is allowed as of right and complies with applicable dimensional regulations.

Site Plan Review

Included in site plan review under **current Concord procedures** are:

- (a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers, and preservation of views, light and air;
- (b) Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly;
- (c) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site;

Site Plan Review

- (d) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;
- (e) Adequacy of the method of exterior lighting for convenience, safety and security within the site and for protection of neighboring properties, roadways and the night sky;
- (f) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of this Bylaw; and,

Site Plan Review

(g) Impact on the Town's resources including the effect on the Town's water supply and distribution system, sewage collection and treatment, fire protection, and streets.

(h) Incorporation of sustainability and resiliency principles into the site design that result in a plan that is responsive to the environment and actively contributes to the development of a more sustainable community