



Planning Board

Town Meeting Preview Meeting

February 27, 2021

- *4.2.2.1 Two-family additional dwelling unit*
Amendment will allow a two-family dwelling by Special Permit in the Residence C Zoning District
- *4.2.2.1 Conversion of a structure built before 1928*
Potential warrant article to exempt garages from the gross floor area for the conversion of a structure built before 1928 into a two-family dwelling
- *7.2 Flood Plain Conservancy District*
Amend to comply with state Model Floodplain Bylaw for all communities in the National Flood Insurance Program (NFIP) and formalize Concord's compensatory flood storage policy.
- *7.5 Earth Removal*
Include "Fill" with the current removal requirement. Require applicant to produce an analysis and site plan describing alternatives to the location and size of the earth removal or filling operation
- *7.7 Off-street Parking, Loading, and Design Standards*
Potential warrant article to Amend TABLE IV - MINIMUM PARKING to accommodate seasonal outdoor seating at restaurants without requiring additional parking
- *Tree Preservation Bylaw*
Minor amendments based on feedback from the Town's Reviewing Agent after two years of implementation