

Envision Concord Action Items: Planning Board Progress Chart

Big idea #1. Strengthen the sustainability of local businesses and commercial districts and the cultural, historic and civic assets in Concord by connecting businesses to cultural, historic, and civic resources, and developing coordinated strategies that serve cross-sector goals.

Big idea #2. Create strategies that provide more housing choices consistent with town character and sustainability principles.

Big idea #3. Develop innovative ways to address transportation needs and challenges by aligning residents' direct needs with other goals such as supporting economic vitality, protecting the

| |
|-----------------------------------|
| Green - In-progress |
| Red - 1-2 years |
| Blue - 3-5 years |
| Pink - 6+ years |
| Orange -Lead by another committee |
| Violet - On-going |
| Dark Blue - Completed |

| SECTION | GOAL | ACTION | TIMING |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.1 Culture/ Historic Resources | 2. Promote education and awareness among residents, Town officials, the business community, and visitors regarding the existence, variety, and value of Concord's historical and cultural resources. | 4. Encourage cooperation and collaboration between Commissions, Boards, organizations, and others to protect heritage value of lands and raise awareness of residents. | Another Committee: PB will continue to work w/ all historical & cultural boards, commissions, groups |
| | | 1. Consider sensible but robust expansion of existing local historic districts into contiguous areas | HDC ATM 2021 expanded Main St District w/ two properties |
| | 4. Enhance regulatory tools to protect and preserve historical character and cultural resources. | 3. Evaluate effectiveness of the Demolition Delay Bylaw. | HC ATM 2021 amended Bylaw to structures 50 yrs. HC continues to review bylaw for ATM 2022 |
| | | 4. Study the use of Neighborhood Conservation Districts for potential positive and negative impacts in appropriate areas, such as Contantum and some West Concord neighborhoods. | 1-2yr goal: PB continues to review the possibility for a NCD bylaw - need to coordinate with HC & HDC |
| | | 6. Support green neighborhood zoning or cluster zoning (in coordination with goals in Housing for mitigation of agricultural impacts on neighboring landscapes) | In-progress: PB 2021-2022 Goals include looking at potential green zoning initiatives that might be incorporated into ZBL and Subdivision R&Regs. |
| 4.2 Economic Vitality | 1. Renew and improve Concord's village centers as vital pedestrian-friendly, economic and social hubs that enable community engagement on a wider scale. | 1. Maintain and consider expanding zoning policies to allow mixed-use and appropriately dense development in and around village centers. | In-progress: TBD Redevelopment Zoning |
| | | 2. Enhance the public spaces, physical connectivity, and general environment of the business centers. | <i>No specific PB action identified at this time</i> |
| | 2. Build on the enhanced quality of life encapsulated in Goal 1 to support the strong commercial business successes throughout town and attract and retain a constant workforce. | 2. Support growth of existing and complementary businesses within existing industrial and commercial areas in town, and outline development guidelines for appropriate potential infill development. | <i>No specific PB action identified at this time</i> |
| | | 2. Enhance the public spaces, physical connectivity, and general environment of the business centers. | <i>No specific PB action identified at this time</i> |
| | | 1. Support the expansion of co-working and incubator spaces in Concord. | <i>No specific PB action identified at this time</i> |
| 3. Become a recognized and supportive community for business and social entrepreneurs to start and grow new businesses. | 5. Conduct an assessment of demand for additional medical uses and green/ environmental businesses and associated needs for those businesses. | Another Committee: Econ. Vitality Comm. | |
| 4.3 Housing | 1. Develop realistic, achievable targets for preserving or creating housing of all types (beyond the Subsidized Housing Inventory). | 1. Working with the Concord Housing Authority, Concord Housing Development Corporation, Affordable Housing Committee, and other committees and organizations, including local employers, Hugh Cargill Trust Committee, etc., the Town should study the existing status of Concord's housing stock by type and price and create realistic quantitative goals with supporting policies and programs. | 1-2 yrs & Another Committee: Part of the Housing Production Plan update by RHSD |
| | | 8. Consider the implications of including a provision in the Zoning Bylaw for Payment in Lieu of Units (PILU) as a tool to incentivize developers in creating affordable housing or contributing funds toward other affordable housing projects | 1-2 yrs & Another Committee: Select Board, FinCom, Affordable Housing Trust- Part of Housing Production Plan Update discussion in 2022-2023 |
| | 2. Develop additional, self-sustaining funding mechanisms to support achieving the housing targets in Goal 1. | 1. Identify and adopt best zoning practices to encourage preservation of existing smaller homes. | In-Progress: PB Goal 2021-2022; looking at amending FAR for ATM 2022 |
| | | 2. A tool for neighborhoods in Concord may be to propose possible adoption of one or more Neighborhood Conservation Districts or hybrid Neighborhood/Historic Districts to protect older neighborhoods with modest housing. | |
| | | 4. Discourage the demolition of smaller homes and their replacement with larger, more expensive residences. | In-Progress: PB 2021-2022 Goals; reviewing possibility for a NCD bylaw - need to coordinate with HC & HDC |

| | | | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.3 Housing | <p>5. Encourage renovation of existing single family homes (in all zoning districts) and identify the opportunities to create accessory dwelling units within the existing structures in all zoning districts and allow cluster housing development and cohousing in designated areas.</p> <p>6. Identify regulatory tools and tax incentives to encourage developers to build housing the Town wants/needs, especially denser housing near town centers or small (5-10 unit) developments such as Riverwalk, in ways that reinforce existing historical character and support sustainable development practices.</p> | <p>1. Amend the two-family or additional dwelling unit bylaw</p> <p>2. Allow accessory dwelling units to be rented, even if they have not been continually rented since 1928.</p> <p>3. Adopt Natural Resource Protection Zoning (NRPZ), allowing co-housing and other clustered development.</p> <p>1. Adopt zoning provisions, such as a 40R Smart Growth Overlay District, to encourage the redevelopment of the Thoreau Street Depot Area and adjacent Crosby's Market Area to allow mixed-use, multi-family redevelopment.</p> <p>2. Consider zoning amendments or use of the town's Planned Residential Development zoning provisions to foster development of potential opportunity sites in and near Concord Center, Thoreau Depot Area, and in and around West Concord Center.</p> | <p>Completed: ATM 2020 Add. Dwelling ATM 2021 2-Fam in Res C</p> <p>Completed: ATM 2020 Add. Dwelling</p> <p>3-5 yrs: Need to work with NRC</p> <p>In-progress: TBD Redevelopment Zoning</p> <p>Completed: PRD updated In-progress: TBD Redevelopment Zoning</p> |
| 4.4 Land Use | <p>1. Preserve Concord's current combination of land uses (e.g., open space, agriculture, and historic and culturally rich village centers) and consider design standards that preserve the town's "New England Character."</p> <p>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.</p> <p>3. Encourage production of small-scale affordable and workforce housing that is sustainable, resilient, and consistent with Town character</p> | <p>1. Adopt zoning and other alternatives to protect unique features of existing village centers (e.g., potential expansion of the existing formula business bylaw complemented by other fee/ incentives options).</p> <p>2. Explore strategies and adopt zoning that recognizes the value of to extend landscape as well as the built environment, e.g., agricultural land, including fields, meadows, and orchards.</p> <p>3. Study realistic use of Transferable Development Rights (TDR) in Concord. (See Open Space/ Natural Resources Goal #1, Action #3)</p> <p>4. Research alternate zoning methods to preserve the natural and architectural characteristics of Concord while allowing appropriately scaled and designed redevelopment or development.</p> <p>5. Adopt policies, appropriate zoning, and Town practices that recognize the value of street and neighborhood trees and natural spaces throughout the town. Consider expansion of the Tree Preservation Bylaw to protect existing trees in neighborhoods.</p> <p>6. Identify regulatory tools that preserve and restore important ecosystems, increase use of green infrastructure, and minimize development and/ or support use of permeable paving in 100-year flood zones.</p> <p>1. Increase allowable density in certain locations by allowing multi-family houses, tiny houses or townhouses.</p> <p>2. Incentivize or otherwise enable alternative housing development approaches that are owner-occupied or rental, such as Concord Riverwalk, Black Birch, or Brookside Square.</p> <p>3. Identify what zoning changes would need to be in place to encourage greater mixed-use development within the village centers.</p> <p>4. Streamline/ coordinate zoning and permitting such that denser housing is easier to build in village centers relative to "greenfield" development, and discourage distant housing or new subdivisions.</p> <p>5. Examine and prioritize alternative transportation options to link cluster housing/ multi-family/ age-in-neighborhood housing in Residential A or AA zones either by infrastructure connections or shuttle or carpool services to town centers and other high demand destinations.</p> <p>1. Consider zoning alternatives, such as modifying the FAR bylaw and building setback requirements as well as form-based codes.</p> <p>3. Consider feasibility of multi-family housing in other zoning districts.</p> <p>4. Encourage in-fill development with affordable and sustainable (passive or net-zero) housing.</p> <p>6. Study the possibility of linking renewable energy and energy efficiency requirements on new large home construction to financing of workforce housing.</p> | <p>3-5 yrs:</p> <p>3-5 yrs: Need to work with NRC</p> <p>3-5 yrs: Need to work with NRC</p> <p>6 yrs+: Form-based code zoning Completed: PRD updated In-progress: Thoreau Depot Design Guidelines</p> <p>Completed: ATM 2021 Tree Bylaw amendments In-progress: PB 2021-2022 Goals Amend Tree Rules & Regs.</p> <p>Completed: ATM 2021: Update Floodplain bylaw with MA Model bylaw requirements</p> <p>Completed: ATM 2021 Two-Fam in Res C Completed: ATM 2020 Add. Dwelling</p> <p>1-2 yrs: Investigate ways to enhance PRD bylaw</p> <p>In-progress: TBD Redevelopment Zoning</p> <p>Completed: ATM 2021 Two-Fam in Res C (previously not permitted) Completed: ATM 2020 Add. Dwelling by-right (previously by special permit) <i>No additional PB action identified at this time</i></p> <p>In-progress: Town awarded grant in 2019 to implement shuttle service, but was taken back. Planning Division will reapply if grant opens up again</p> <p>In-Progress: PB Goal 2021-2022; looking at amending FAR for ATM 2022</p> <p>Completed: ATM 2021 Two-Fam in Res C</p> <p>1-2 yrs & Another Committee: PB-CSEC-CAAB-Housing Groups</p> <p>Another Committee: CSEC-CAAB</p> |

| | | | |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>4.4 Land Use</p> | <p>4. Support the expansion of commercial and industrial uses within the existing zoned areas to improve the Town's long-term financial sustainability through an expanded commercial tax base.</p> <p>5. Require development, and whenever possible redevelopment, to meet or exceed environmental sustainability criteria with respect to both clean energy use and stormwater, landscape, and irrigation while also considering life-cycle costs.</p> | <p>2. Recommend that new and in-fill development incorporate transportation-related sustainability features.</p> <p>3. Encourage or incentivize mid- and larger-sized employers to coordinate new jobs with assistance in searching for or creating workforce housing.</p> <p>1. Evaluate and determine need to regulate to Concord's 500-year floodplain. (See Open Space/ Natural Resources Goal #1, Action #6)</p> <p>2. Consider raising the energy-saving requirements of the Building Code, with the long-term goals consistent with Sustainability Framework.</p> <p>3. Promote use of low-impact development (LID) methods to reduce impacts of stormwater by adopting a residential lot stormwater bylaw.</p> <p>4. Preserve and strengthen the street tree replacement program and the enforcement of any tree preservation regulations on public or private properties</p> | <p><i>On-going</i></p> <p><i>Another Committee:</i> Eco. Vitality Comm.</p> <p><i>Completed</i> PB reviewed; Minimal areas in the community within 500-yr floodplain. Changes would have little effect.</p> <p><i>3-5 yrs:</i></p> <p><i>In-progress:</i> PB 2021-2022 Goals; potential amendments to Subdivision R&Regs to incorporate LID</p> <p><i>On-going</i></p> |
| <p>4.5 Mobility & Transportation</p> | <p>5. Develop an approach to parking that balances the principles of sustainability with the Town's economic goals, including managing existing parking spaces and providing parking options for the residential community and visitors outside of the village centers.</p> | <p>1. Develop plans to decrease the demand for parking</p> <p>2. Within the context of the town's total parking and mobility plan, evaluate the creation of preferred parking for carpool, vanpool, and other high-occupancy vehicles as well as bicycles in public parking lots</p> <p>3. Reduce parking requirements near village centers and other specific areas while requiring multi-modal features.</p> <p>4. Provide electric-vehicle charging stations, bike racks, and public transportation stops at public parking facilities and in publicly funded development</p> | <p><i>No specific PB action identified at this time</i></p> <p><i>No specific PB action identified at this time</i></p> <p><i>In-progress:</i> PB 2021-2022 Goal: Evaluate MAPC parking analysis and determine what are the next steps</p> <p><i>On-going:</i> PB will evaluate inclusion of charging stations and bike racks as part of Site Plan Review</p> |
| <p>4.6 Open Space & Natural Resources</p> | <p>1. Maintain and increase the amount of conservation land and protected open space in order to increase resilience and protect important ecosystems and natural systems.</p> <p>6. Protect and promote local agricultural activities, land use, and traditions with sustainable practices.</p> | <p>2. Identify lands of conservation interest using the criteria laid out in the 2015 Open Space & Recreation Plan Seven-Year Action Map and in this CLRP</p> <p>3. Expand implementation of Transferable Development Rights (TDR). (See Land Use Goal #1, Action. #3)</p> <p>4. Provide education, incentives and support for the creation and protection of natural habitat on private lands.</p> <p>6. Explore impacts of using the 500-year floodplain in the Zoning Bylaw. (See Land Use Goal #5, Action #1)</p> <p>7. Encourage private landowners to develop Conservation Restrictions for their land including allowing for public access.</p> <p>3. Protect and retain land that is in agricultural use through Town purchase of farmland (and leasing lease this land to new farmers) or by encouraging farmers to place their lands under an Agricultural Preservation Restriction (APR).</p> | <p><i>Another Committee:</i> NRC-Land Trust-SVT</p> <p><i>3-5 yrs:</i> Need to work with NRC</p> <p><i>Another Committee:</i> NRC-Land Trust-SVT</p> <p><i>Completed</i> PB reviewed - Minimal areas in the community within 500-yr floodplain. Changes would have little effect.</p> <p><i>Completed</i> ATM 2021 - Adobt MA Model Floodplain Bylaw and include as a requirement 1:1.5 Compensatory Flood Storage, which has been a policy since the late 70s</p> <p><i>Another Committee:</i> NRC-Land Trust-SVT</p> <p><i>Another Committee:</i> Ag Committee - NRC-Land Trust-SVT</p> |
| <p>4.7 Public Facilities + Infrastructure</p> | <p>2. Evaluate cost-effectiveness of new or complete redevelopment of Town buildings and/or infrastructure (e.g., new middle school or integrated Town services building) using integrated planning principles with a view to achieving multiple objectives with any specific investment.</p> <p>3. With provisions to maintain the rural character of select roads, fully consider current sustainable, resilient "complete streets" principles and integrated planning into future design and construction of roadway, bikeway, and sidewalk infrastructure.</p> | <p>2. Reaffirm EPA's commitment to clean up 2229 Main Street to residential level standards, identify potential land uses for redevelopment and assess fiscal impacts for Town ownership.</p> <p>1. Enhance collaborative efforts between all Town departments, commissions, boards, and groups to improve efficiency, help prioritization, and ensure contextual design in projects related to roadway improvements.</p> <p>2. Continue to evaluate and integrate the Complete Streets design standards for enhanced multi-modal transportation options and leverage program funding and participation when benefits are clearly identified.</p> <p>3. Require consistent application of Right-of-Way (ROW) use to ensure delivery of uniform and efficient utilities services to residents, businesses, and institutions in town.</p> | <p><i>Another Committee:</i> PB to provide input to 2229 Main St. Committee on potential land uses for redevelopment</p> <p><i>No specific PB action identified at this time</i></p> <p><i>No specific PB action identified at this time</i></p> <p><i>Another Committee:</i> PWC & Public Works Dept.</p> |