

PLANNING ACTIVITIES

COMPLEMENTARY PLANNING ACTIVITIES

As an integral part of the CWMP process, but on a separate parallel track, the Board of Health retained a consultant team to perform a complete review of services provided in Concord and the existing regulations available for on-site wastewater disposal (Title 5) systems. The information reviewed was used to develop a comprehensive program (the On-site Management Program) with policies to help the town and individual homeowners more effectively manage the use of on-site systems. This is an important supplement to the CWMP since even after full implementation of the CWMP Recommended Plan, approximately 60% of developed parcels in Concord will continue to use on-site systems for wastewater management.

Similarly, in concert with the development of the CWMP Recommended Plan, the Planning Board worked with a separate consultant to develop a plan to manage potential growth impacts related to changes in wastewater management. Early in the CWMP process, residents voiced concerns about the potential growth impacts of extending sewers to parcels for which development may be presently limited by on-site systems. In response to these concerns, various growth management tools were evaluated in an attempt to help ensure that neighborhoods would grow and change in a manner consistent with the vision of the residents regardless of wastewater management practices.

For the 2004 Annual Town Meeting, the growth management planning team prepared an amendment to the town bylaws to limit the gross square foot area of a new building or addition based on a set floor-area to parcel-area ratio for the CWMP Phase 1 Sewer neighborhoods. Community consensus at the time was not in support of this amendment and it was not implemented. Despite not adopting the floor-area-ratio bylaw, Town Meeting adopted the

CWMP and did approve the funding for the recommended Phase 1 sewer extensions.

As an additional tool to support the tenet of growth neutrality, the Public Works Commission increased the stringency of the existing sewer connection policies through updates to the Sewer Rules and Regulations in 2004.

LAND MANAGEMENT PLANNING

In 2005, following three years of work by volunteers and staff from the DPLM, the Town accepted A Vision for 2020, Concord's Comprehensive Long Range Plan (CLRP). The purpose of the Plan was to adopt a set of goals and objectives to guide the Town through the next 15 years, recommending policies and strategies to achieve these goals. The Plan focused on eleven elements that influence the way the Town grows and develops over time – Land Use, Housing, Economic Development, Cultural and Historic Resources, Natural Resources, Open Space, Recreation, Facilities and Services, Transportation and Circulation, Fiscal Resources, and Governance. A guiding vision for all elements of the plan sought to balance preservation of the community's assets with the need to continue to provide quality public services and general community prosperity. Preservation of the Town's natural beauty, historic and cultural resources and small-town character was therefore balanced with the desire to provide diverse housing options and maintain a thriving economic sector. While the CLRP did indicate a need to provide adequate public infrastructure (including wastewater management systems) to support this vision, it did not quantify the additional capacity that would be needed to accommodate proposed new residential and non-residential growth.

In addition to an extensive public process, the Plan was influenced by other related Town planning efforts, including Concord's Planned Produc-

tion Housing Plan (PPHP), which laid out strategies to help the Town provide a range of housing options for residents of all ages and incomes. The PPHP assessed housing demand and identified potential gaps in supply of housing for individuals and households of a variety of incomes. With the goal of increasing affordable housing supply in order to achieve the state's mandated 10% threshold, the PPHP outlined strategies for increasing the mix of housing options in the community and identified specific areas with housing growth potential.

One of the key themes that guided both of these plans was "Smart Growth" – a principle that promotes encouraging well-planned development that protects natural resources, revitalizes communities, keeps housing affordable and provides more transportation choices.



CONCORD WATER TREATMENT PLANT, C. 1987.