

RELATIONSHIP BETWEEN THE THREE PLANNING DOCUMENTS

One of the key distinctions between the three plans was that the February 2004 CWMP made recommendations according to a *growth neutral policy* focusing growth management planning on the areas of Concord proposed for new off-site wastewater management solutions. In contrast, the June 2004 PPHP and the March 2005 CLRP both had a town-wide focus for growth planning and recommended that new development should be encouraged according to the principles of Smart Growth. However, a detailed analysis of wastewater management limitations and their impact on the ability to add flows in sewer areas was not incorporated within the CLRP and PPHP, while certain preferred growth areas were identified in these plans. These preferred growth areas are shown on the map presented in Figure 2.

As a result of the differing focuses of the CWMP, CLRP and PPHP, off-site wastewater treatment options (typically connections to the town sewer system) are currently not available in some newly sewer areas where residential and/or commercial growth may be desired by the Town. Provisions are not in place to accommodate growth with off-site wastewater solutions, and many of these properties are limited in their ability to install on-site wastewater disposal systems. In the interest of growth neutrality, if undeveloped properties could not be developed using on-site systems (typically septic systems), provisions were not made to expand growth potential via the CWMP Recommended Plan.

Similarly, growth within previously sewer areas was also not accommodated in the CWMP Recommended Plan to the extent required to implement the CLRP and PPHP recommendations. The CWMP allocated 49,875 gallons of average daily sewer flow for “infill” capacity within these areas. This flow was intended for redevelopment or new development of parcels with frontage along the sewer system. For the most part, the CWMP did not specify particular developments where these flows were expected to be generated, with the excep-

tion of the 80-unit Warner Woods (Chapter 40B) project and renovations at Emerson Hospital, both of which were in the permitting stage during the CWMP’s development.

The infill value of 49,875 gpd was derived from a projected town-wide population growth of 5.25% over the 20-year planning period. This was considered to be a conservative estimate, in light of the recorded residential growth of just 3% in Concord between 1970 and 2001. An assumption was made that this growth would be spread evenly throughout town, therefore flows in the sewer areas would increase by 5.25% over the total sewer flow in 2004 (0.95 mgd).

Due to these provisions in the CWMP, any desired new growth that requires off-site solutions beyond those accounted for in the plan necessitates investigation of alternative wastewater management options. These options will be touched upon below and will be further developed based on the guidance received following the planning and public review process in which a consensus decision on future wastewater capacity requirements will be identified.

FIGURE 2

