

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND LAND MANAGEMENT

Marcia Rasmussen,
Director of Planning and Land Management

Mission

To guide the development and use of private and public lands within the Town of Concord in a manner that preserves and celebrates the unique character that is Concord.

Organization and Staffing

The Department is comprised of fourteen full-time and two part-time individuals within four distinct Divisions – Building and Inspections, Health, Natural Resources, and Planning. The range and extent of authority exercised by these Divisions is found in State Law and in the Town's bylaws. In June, the Natural Resources Division welcomed Assistant Natural Resources Director Lori Capone. In October, Environmental Health Inspector Stan Sosnicki was designated Acting Public Health Director.

These four Divisions provide staff support to the Town's regulatory boards and committees: the Board of Appeals, Board of Health, Natural Resources Commission, Planning Board and Historic Districts Commission. DPLM staff also provides support to the Community Preservation Committee, Historical Commission and Comprehensive Sustainable Energy Committee, in addition to many other sub-committees and task forces that may be appointed to address specific issues from time to time, such as the Mill Brook Task Force, Conservation Restriction Stewardship Committee, West Concord Task Force, Residence C Zoning District Task Force, and the Bruce Freeman Rail Trail Advisory Committee.

Planning & Land Management staff work cooperatively with other Town departments to further the goals and objectives of the Town. Some of the projects in which we have been involved include: an integrated planning initiative for wastewater and potential development, the staff Communications Team and the staff Facility Managers' Committee.

Detailed reports on the regulatory activities of the various boards staffed by DPLM are included in this Annual Report.

BUILDING INSPECTIONS AND ZONING ENFORCEMENT

John Minty,
Building Commissioner

The Building Inspections Division issued 796 building permits, which is a 20% increase in the number of building permits issued compared to 2009. The overall value of 2010 construction was just over \$90.0 million. Of this total, \$76.0 million (84%) was residential construction with \$14.0 million in commercial construction accounting for the remaining 16%. The 350-unit Alexan 40B rental project off Old Powder Mill Road represents \$61.6 million of this construction value.

The value of "new residential dwelling units" built in Concord jumped from 14.8 million last year to 56.9 million in 2010. This "new residential dwelling unit" construction value represents 393 new dwelling units. Of these, 41 were new single family detached residential dwelling units, eleven 28-unit apartment buildings, five 6-unit townhouses, three 4-unit townhouses and one duplex dwelling unit. Of the forty three new detached residential dwellings, seventeen, or 40%, were the result of "tear downs" (the demolition of an existing house to allow the construction of a new, often larger, home). Over this past year, \$19 million were spent on alterations or additions to existing single family residential homes. This is an increase in value of 16% over last year.

Plumbing, Gas and Electrical permitting this past year was consistent with the same permits issued in 2009.

The Building Division collected \$955,212 in permit fees. This is an increase of \$468,802 over last year (or a 204% increase in fees collected over a year ago).

The overall level of building construction activity increased, coming very close to the record year of construction that Concord experienced in 2006. The demands on the Building Inspections Division staff