

# COMMUNITY DEVELOPMENT

## DEPARTMENT OF PLANNING AND LAND MANAGEMENT

Marcia Rasmussen,  
Director of Planning and Land Management

The mission of DPLM is 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 & 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 February, the Planning Division welcomed Senior Planner Julie Vaughan.

The 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 and the Bruce Freeman Rail Trail Advisory Committee.

Planning & Land Management staff also 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 Employee Efficiency Team and the Facility Manager's 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 666 building permits, which is a 6% decrease compared to 2008. The overall value of 2009 construction was just over \$40.6 million. Of this total, \$29.0 million (71%) was residential construction with \$11.6 million of commercial work accounting for the remaining 29%.

The value of new residential construction in Concord was down 2.4% over last year. This residential construction value represents 32 new dwelling units built. Of these; 26 were new single family detached residential dwelling units and 6 dwelling units were within duplex or two-family attached buildings. Of the 26 new detached residential dwellings, 18, or 65%, 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, \$14.2 million were spent on alterations or additions to existing single family residential homes. This is a decrease in value of 16% from last year.

Plumbing, Gas and Electrical permits issued and inspected this past year were all down; which is consistent with the general decline experienced in the building construction industry in 2009.

The Building Division collected \$486,410 in permit fees. This is a decrease of \$19,660 over last year (or a 4% drop in fees collected).

Although the overall level of building construction activity was down, when compared to prior years, the demands on the Building Inspections Division staff remained high. As a division, the Building Inspections staff is strongly committed to pursuing aggressive Zoning and Sign Bylaw enforcement. Our technical assistance to property owners, builders, real estate professionals, other Town departments, boards, committees and staff, increases each year. Beyond issuing building permits and carrying out site inspections, the Building Inspections Division staff spends an increasing amount of time